



2020044342 00260

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$11.00

PRESENTED & RECORDED:
10-02-2020 03:41:46 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPT

BK: RE 3556
PG: 2441-2443

Box 107 John Combs

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$11.00

Parcel Identifier No.: 6834-83-2214.00

Mail after recording to: Grantee @ 2059 Urban Street, Winston-Salem, NC 27107

This instrument was prepared by: John R. Combs

THIS DEED made this 2nd day of October, 2020 by and between

GRANTORS

**David Williams (a/k/a David Ashley Williams)
and wife,
Claudia Wilson
234 Brannigan Village Circle
Winston-Salem, NC 27127**

GRANTEES

**Eva Yoland Vargas Santos
and husband,
Horacio Martinez Cadena
2059 Urban Street
Winston-Salem, NC 27107**

The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEING Lot Number 10 in Block 20 as shown on the map of Wachovia Development Company recorded in Plat Book 8, Page 81, Forsyth County Registry, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 3519, Page 3049, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 81, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantors.


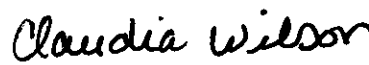
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

 (Seal)
 David Williams
 (a/k/a David Ashley Williams)
 (Seal)
 Claudia Wilson

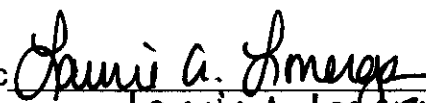
NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: David Williams (a/k/a David Ashley Williams).

Witness my hand and official stamp or seal, this the 2nd day of October, 2020.



My Commission Expires: 3.23.2023

Notary Public 
 Printed Notary name: Laurie A. Loneragan

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Claudia Wilson

Witness my hand and official stamp or seal, this the 2nd day of October, 2020.



My Commission expires: 3.23.2023

Notary Public Laurie A. Loneragan
Printed Notary name: Laurie A. Loneragan