

2020044378 00296

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$56.00
 PRESENTED & RECORDED
 10/02/2020 04:19:33 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3556**PG: 2633 - 2639**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$56.00

Parcel Identifier No.: 6844-14-9288.000

Mail after recording to: Juan Ortiz Cruz, 2701 Reid Street, Winston-Salem, NC 27107

This instrument was prepared by: Graystar Legal, 224 Cherry Street South, Suite C, Winston-Salem, NC 27101

Brief Description from the Index: Block 1618, Lot 034

THIS DEED made this 30th day of September, 2020, by and between

GRANTOR

Lonnie G. Segers, Jr., a single man and Dominic P. Segers, a single man

4638 Sepulveda Boulevard
 Apt. 5
 Los Angeles, CA 91403

514 S. 3rd Avenue
 Kure Beach, NC 28449

GRANTEE

Juan Ortiz Cruz, a married man

Mailing Address: 2701 Reid Street
 Winston-Salem, NC 27107

Property Address: 2651 Dudley Street
 Winston Salem, NC 27107

The designation Grantor and Grantee 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 Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2083, Page 1781, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 89, and referenced within this instrument.

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


And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor 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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
4. Easements, or claims of easements, not shown by Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Lonnie G. Segers, Jr.


Dominic P. Segers

STATE OF North Carolina
COUNTY OF New Hanover

I, Lastarr Baker, Notary Public, do hereby certify that Dominic P. Segers ^(LB) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30th day of September, 2020.

Lastarr Baker

Official Signature of Notary

Lastarr Baker

Printed or typed name of Notary

Lastarr Baker
Notary Public
Brunswick County, NC
My Commission Expires December 3, 2022

My Commission Expires: December 3, 2022

STATE OF _____
COUNTY OF _____

I, _____, Notary Public, do hereby certify that Dominic P. Segers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of September, 2020.

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires:

A map showing the above described property is recorded in Plat Book 8, Page 89, and referenced within this instrument.


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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor 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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 Lonnie G. Segers, Jr.

10-1-20

Dominic P. Segers

STATE OF _____
COUNTY OF _____

I, _____, Notary Public, do hereby certify that Lonnie G. Segers, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of September, 2020.

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires:

*See
Attachment
For Notary*

STATE OF _____
COUNTY OF _____

I, _____, Notary Public, do hereby certify that Dominic P. Segers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of September, 2020.

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of LOS ANGELES }

On 10/01/2020 before me, Mariya Abou Absi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared LONNIE G. SEGERS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owner Affidavit AND Indemnity Agreement

Document Date: 10-01-2020 Number of Pages: 1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: LONNIE G. SEGERS Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer is Representing:

Exhibit "A"

Being known and designated as Lot No. 34, as shown on the map of Carlton Bluff recorded in Plat Book 8, at Page 89 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

Tax Parcel Number: 6844-14-9288.000

Property Address: 2651 Dudley Street, Winston-Salem, NC 27107