

2020052023 00212

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

\$128.00

PRESENTED & RECORDED

11/16/2020 03:12:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3566

PG: 2461 - 2462

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 128.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6847-14-5348**

Property Address: **2105 WHITE ST., WINSTON-SALEM, NC 27105-3037**

Mail after recording to: Grantee at the mailing address below.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 16 day of November, 2020 by and between

GRANTOR

INSPIRED HOME SOLUTIONS, LLC

343 DORCHESTER ST.
CLEMMONS, NC 27012

GRANTEE

JHONNY FRANCISCO OLIVIA ORTIZ AND,
MARIA DEL CARMEN BAQUEDAO
2105 WHITE ST.
WINSTON-SALEM, NC 27105-3037

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 1 OF WHITFIELD PROPERTY, SECTION 2 AS SHOWN ON PLAT IN PLAT BOOK 6, PAGE 55 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3461, Page 3567, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 6, Page 55 and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[Handwritten signature]

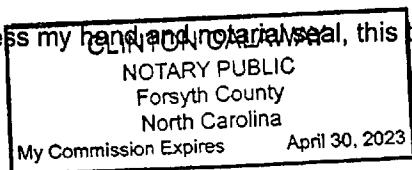
INSPIRED HOME SOLUTIONS, LLC
BY: NATHANIEL BIRDSONG, EXECUTIVE MANAGER

STATE OF NC

COUNTY OF Forsyth

I, Clinton Calaway, A Notary Public of Forsyth County, State of NC certify that NATHANIEL BIRDSONG, EXECUTIVE MANAGER OF INSPIRED HOME SOLUTIONS, LLC personally appeared before me this day, and acknowledged to me that he voluntarily signed the forgoing document for the purpose stated therein and in the capacity indicated after first being duly authorized to do so, on behalf of said Limited Liability Company

Witness my hand and notary seal, this the 16 day of November, 2020.



[Handwritten signature]
Notary Public

Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/23

