

2020053929 00156FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$7.00

PRESENTED & RECORDED

11/25/2020 01:40:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3569**PG: 577 - 579****NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$7

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by Kenneth S. Lucas, Jr. a licensed North Carolina Attorney; delinquent taxes if any to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 25th day of November 2020 by and between

GRANTORKristy M. Wall, and spouse
Charlie D. Wall, III**GRANTEE**Jorge Luis Hernandez Cruz
1935 Old Salisbury Rd
Winston Salem, NC 27127

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:

See attached description

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2176, Page 1618, Forsyth County Registry.

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

The above described property ☐ does ☐ 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 except for the exceptions hereinafter stated.

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.

(ENTITY NAME)

By: _____
Title: _____

Kristy M. Wall (SEAL)
Kristy M. Wall
Charlie D. Wall, III (SEAL)
Charlie D. Wall, III

STATE OF NC, COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Kristy M. Wall, Charlie D. Wall, III. Witness my hand and official stamp or seal, this the 25 day of November 2020.

My Commission Expires: 6/1/2023

Kenneth S. Lucas Jr
Notary Public

Print Notary Name: Kenneth S. Lucas Jr

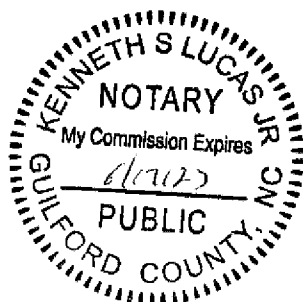


Exhibit A

BEING all of lots 312 and 325, Fourteenth Street Development Company Subdivision recorded in Map book 2M page 32-A, Forsyth County, North Carolina.

Also being known and designated as block 1837 lots 325 and 312, Forsyth County Tax Maps.

**Property Address: 1633 Emerald Street
Winston-Salem, NC 27105**