

2021002455 00260

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/15/2021 04:11:11 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3580
PG: 2797 - 2799

Excise Tax: NTC

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 6813-05-6436.000
 Verified by _____ County on the ____ day of _____, 20____
 by _____

Prepared by: Kelly N. Jones (No title search requested or performed and no opinion given)
 Return to: Blanco Tackabery & Matamoros, P.A., P.O. Drawer 25008, Winston-Salem, NC 27114-5008,

Brief Description for the index

Lot 108C West Point Business Center

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 15th day of January, 2021, by and between

GRANTOR	GRANTEE
<p>RICHARD C. HARRINGTON and wife, FRANCES B. HARRINGTON</p>	<p>PUNTO OESTE, LLC, a North Carolina limited liability company</p>
<p>5611 Cornwallis Drive Yadkinville, NC 27055</p>	<p>5611 Cornwallis Drive Yadkinville, NC 27055</p>
<p><small>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.</small></p>	

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

WITNESSETH, that Grantor by these presents does, grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows (the "Property"):

Being known and designated as Lot No. 108C as shown on a plat entitled "West Point Business Center, Section Six," as recorded in Plat Book 37 at Page 125 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BTM:807313v1

Submitted electronically by "Blanco Tackabery & Matamoros, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The Property was acquired by Grantor by instrument recorded at Book 1834, Page 2655, Forsyth County Registry.

A map showing the Property is recorded at Plat Book 37, Page 125, Forsyth County Registry.

None of the Property herein conveyed includes the primary residence of Grantor.

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

Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, other than the exceptions as follows:

1. Ad valorem taxes for 2021 and subsequent years.
2. Easements, rights of way, conditions, restrictions and other matters of public record.

[SIGNATURES BEGIN ON NEXT PAGE]

**SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:

Richard C. Harrington
RICHARD C. HARRINGTON

Frances B. Harrington
FRANCES B. HARRINGTON

State of North Carolina - County of Forsyth
Davie

I, a Notary Public in and for ~~the~~ County and State aforesaid, certify that Richard C. Harrington and Frances B. Harrington personally appeared before me this day and acknowledged to me that they signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 15th day of January, 2021.

My Commission Expires: 10/7/2022
Public
(Affix Seal)

[Signature] Notary
Notary's Printed or Typed Name

