

2021011668 00117FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$122.00PRESENTED & RECORDED
03/09/2021 01:48:16 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3592****PG: 2445 - 2447****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$122.00

Primary Residence: No

Parcel Identifier No. 6837-03-6057.000 Verified By _____ County on the _____ day of _____, 20____
By: _____Mail To: GranteeThis instrument was prepared by: Randall L. Perry, Attorney at Law, 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.

Brief description for the Index: _____

THIS DEED made this 8th day of March, 2021, by and between

GRANTOR	GRANTEE
ALBERT BARKSDALE, UNMARRIED 3867 WILLIAMSTON PARK COURT WINSTON-SALEM, NC 27107	ALEJANDRO TORRALBA MERLIN AND SPOUSE, JAINE PEREZ VALENTIN 100 PARKWOOD AVENUE WINSTON-SALEM, NC 27105

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 the County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 1217, Page 1436.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981James Williams & Co., Inc.
www.JamesWilliams.comsubmitted electronically by "The Law Offices of Randall L. Perry, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

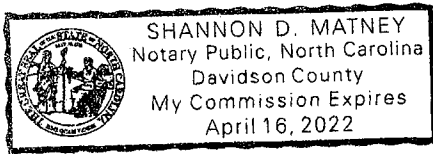
Albert Barksdale by Ronda Gail Barksdale Attorney-in-fact (SEAL)
ALBERT BARKSDALE
BY RONDA GAIL BARKSDALE
AS ATTORNEY-IN-FACT

State of North Carolina - County of Forsyth

I, Shannon D. Matney, the undersigned Notary Public, certify that RONDA GAIL BARKSDALE personally appeared before me this day AS ATTORNEY-IN-FACT FOR ALBERT BARKSDALE, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principles' photograph in the form of a driver's license, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 9th day of March, 2021.

Shannon D. Matney



Shannon D. Matney, Notary Public

My Commission Expires:

April 16, 2022

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN and designated as Lot Number 23 as shown on the Map of Forest Hills, Section 1, recorded in Plat Book 4, Page 126 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**Property Address: 100 Parkwood Avenue
Winston-Salem, NC 27105**