

2021015036 00127FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$240.00**

PRESENTED & RECORDED

03/25/2021 12:56:23 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3596**PG: 3280 - 3282**

Excise Tax: \$240.00

Tax Info: PIN 6845-58-6338.00 / Tax Block 1558, Lot 072

Mail deed & tax bills to: Grantee(s) @ 408 Buick Street, Winston-Salem, NC 27101

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Part of Lots 72-75 in Motor Heights

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 25 day of March, 2021 by and between

GRANTOR	GRANTEE
PEDRO MENDOZA QUITERIO, unmarried Grantor Address: 313 Brewer Street Thomasville, NC 27360	DUSTIN M. HULL Grantee Address: 408 Buick Street Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3472, Page 1014. A map showing the above described property is recorded in Plat Book 1, Page 98.

submitted electronically by "Schell Law Office, PA"
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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2021 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Pedro Mendoza Q (SEAL)
PEDRO MENDOZA QUITERIO

<p>SEAL-STAMP</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>A. GREGORY SCHELL NOTARY PUBLIC Forsyth County North Carolina My Commission Expires February 18, 2024</p> </div>	<p>STATE OF NORTH CAROLINA, COUNTY OF FORSYTH</p> <p>I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that PEDRO MENDOZA QUITERIO, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the <u>25th</u> day of March, 2021.</p> <p style="text-align: center;"><u>A. Gregory Schell</u></p> <p>Notary Public Name: A. GREGORY SCHELL My commission expires: 2/18/24</p>
---	--

EXHIBIT A

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T. W. Church's property as recorded in Deed Book 827, Page 388; thence running with southern right-of-way line of Buick Street, South 85 deg. 45 min. East 100 feet to a iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04 deg. 08 min. West 200 feet to an iron stake; thence North 85 deg. 45 min. West 100 feet to an iron stake; thence North 04 deg. 08 min. East 200 feet to the point and place of **BEGINNING** and being the western half of Lots 72, 73, 74 and 75 as shown on Map of **MOTOR HEIGHTS** as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.

408 Buick Street, Winston-Salem, North Carolina.

P. M. Q.