

2021035428 00287FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$220.00**

PRESENTED & RECORDED

07/01/2021 04:13:43 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3622**PG: 2715 - 2716****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$220.00

Parcel Identifier No.: 6882-76-0244.00

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lot No. 3, Block A, Section 1 Cedarwood Hills Subdivision

THIS DEED made 30th day of June, 2021 by and between

GRANTOR	GRANTEE
Austin Gurney, a single person	Eliezer Bautista Anorve and Luz Divina Ojeda Marroquin
<u>Mailing Address:</u> 5607 Tower Road Greensboro, NC 27410	<u>Mailing/Property Address:</u> 116 Cedarwood Trail High Point, NC 27265
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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.

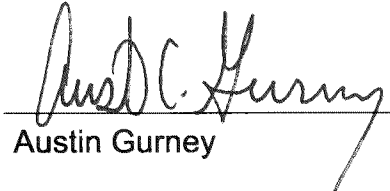
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the City of High Point, Forsyth County, North Carolina and more particularly described as follows:

BEING Lot No. 3, Block "A", Section 1 of Cedarwood Hills Subdivision as recorded in Plat Book 23, Page 47, Forsyth County Registry. See also, plat book 14, page 67 in the Office of the Register of Deeds of Davidson County, North Carolina.

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.

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

 (SEAL)
Austin Gurney

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Austin Gurney** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 30th day of June, 2021.

My Commission Expires: 3.23.2023

Notary Public:

