

**2021051511 00079**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

**\$80.00**

PRESENTED &amp; RECORDED

09/21/2021 10:39:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3642****PG: 965 - 968****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

Parcel Identifier Number: 6837-97-2572.00 Tax ID or Block & Lot: BLOCK 2328 LOT 101Mail/Box to: Grantee at 1294 Opportunity Road, Winston-Salem, NC 27105This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lots 101-105 of Opportunity

THIS DEED made this August 11, 2021 by and between

GRANTOR	GRANTEE
Michael K. Adams and spouse, Paige E. Adams	Vicente Orellana Del Cid
Grantor Address:	Buyer Address:
207 Laverne Ave Long Beach, CA 90803	777 Cook Road Rural Hall, NC 27045
	Property Address: 1294 Opportunity Road 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in Winston Township, Forsyth County, North Carolina and being known and designated as Lots 101, 102, 103, 104, and 105, as shown on the map of Opportunity, as recorded in Plat Book 12, at Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2694, Page 0531.


A map showing the above described property is recorded in Plat Book 12, Page 31.


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:

\_\_\_\_ / \_\_\_\_ THIS PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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.

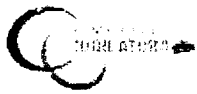
  
\_\_\_\_ (SEAL)  
Michael K. Adams

  
\_\_\_\_ (SEAL)  
Paige E. Adams

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public of the aforesaid State and \_\_\_\_\_ County, do hereby certify that Michael K. Adams and spouse, Paige E. Adams personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public



Factura: 001-002-000027045



20211312002D00873


DILIGENCIA DE RECONOCIMIENTO DE FIRMAS N° 20211312002D00873

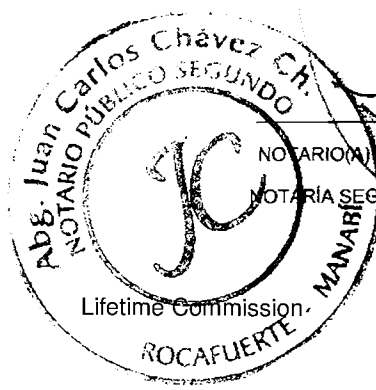


Ante mí, NOTARIO(A) JUAN CARLOS CHAVEZ CHANCA Y de la NOTARÍA SEGUNDA, comparece(n) MICHAEL KEITH ADAMS portador(a) de PASAPORTE 514303836 de nacionalidad ESTADOUNIDENSE, mayor(es) de edad, estado civil CASADO(A), domiciliado(a) en SUCRE-BAHÍA DE CARÁQUEZ, POR SUS PROPIOS DERECHOS en calidad de PETICIONARIO(A); PAIGE ELLEN ADAMS portador(a) de PASAPORTE 514303829 de nacionalidad ESTADOUNIDENSE, mayor(es) de edad, estado civil CASADO(A), domiciliado(a) en SUCRE-BAHÍA DE CARÁQUEZ, POR SUS PROPIOS DERECHOS en calidad de PETICIONARIO(A); quien(es) declara(n) que la(s) firma(s) constante(s) en el documento que antecede DECLARACION JURADA DE VENDEDORES, es(son) suya(s), la(s) misma(s) que usa(n) en todos sus actos públicos y privados, siendo en consecuencia auténtica(s), para constancia firma(n) conmigo en unidad de acto, de todo lo cual doy fe. La presente diligencia se realiza en ejercicio de la atribución que me confiere el numeral noveno del artículo dieciocho de la Ley Notarial -. El presente reconocimiento no se refiere al contenido del documento que antecede, sobre cuyo texto esta Notaria, no asume responsabilidad alguna. – Se archiva un original. ROCAFUERTE, a 18 DE AGOSTO DEL 2021, (11:47).

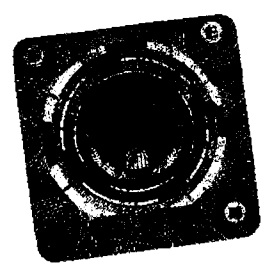
  
 MICHAEL KEITH ADAMS  
 PASAPORTE: 514303836



  
 PAIGE ELLEN ADAMS  
 PASAPORTE: 514303829



NOTARIA PÚBLICA SEGUNDA  
 ROCAFUERTE - MANABÍ  
 NOTARIO(A) JUAN CARLOS CHAVEZ CH.  
 NOTARIO PÚBLICO SEGUNDO  
 NOTARÍA SEGUNDA DEL CANTÓN ROCAFUERTE



Process of Signature Recognition, N 2021132002D00873

Before me, NOTARY JUAN CARLOS CHAVEZ CHANCAY from NOTARÍA SEGUNDA, appears MICHAEL KEITH ADAMS, bearer of PASSPORT 514303836 of U.S. nationality, of legal age, MARRIED, domiciled at SUCRE-BAHÍA DE CARÁQUEZ, BY HIS OWN RIGHTS in the capacity of petitioner; PAIGE ELLEN ADAMS, bearer of PASSPORT 514303829 of U.S. nationality, of legal age, marital status MARRIED, domiciled in SUCRE-BAHÍA DE CARÁQUEZ, BY HIS OWN RIGHTS as PETITIONER; who declares that the signature(s) contained in the document, which are public and private, being consequently authentic for the record, sign(s) with me in unity of act, to all of which I attest. The present diligence is carried out in exercise of the attribution conferred on me by the ninth numeral of article eighteen of the Notarial Law -. The present acknowledgment does not refer to the content of the foregoing document, for the text of which this Notary Public assumes no responsibility whatsoever. - An original is filed. ROCAFUERTE, AUGUST 18, 2021, (11:47).