

2022021721 00075

FORSYTH CO, NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$92.00

PRESENTED & RECORDED: 05-05-2022 11:33:39 AM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA M THOMPSON, DPTY

BK: RE 3693 PG: 1503-1506

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$92.00	NO TITLE SEARCH
-Parcel Identifier No Verified by Cou BY:	nty on the day of
Mail/Box to: GRANTEE @ See Address Below This instrument was prepared by H. Dwight Nelson, At Brief description for the index: Lots 417 & 418 of Co THIS DEED made this the 3 rd day	lumbia Heights Extension of May, 2022 by and between:
GRANTOR RC ENTERPRISES, A North Carolina General Partnership	GRANTEE MARTIN ALDEGUNDO HERNANDEZ- MARIN and wife, PAULA OLMEDO TORIBO 1402 Diggs Boulevard Winston-Salem, NC 27105

The designation Grantor and Grantee as used herein shall included 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 Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

Forsyth County Tax Pin: 6835-71-5232.000

PROPERTY ADDRESS: 1402 Diggs Boulevard, Winston-Salem, NC 27105

This instrument was prepared by: H. Dwight Nelson, a licensed North Carolina attorney. Delinquent taxes, if any shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

As per NCGS § 105-317.2 the foregoing property does not include the primary residence of the Grantor. The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 2685, Page 1100 in the Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 4 at Page 117

Book 3693 Page 1504

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:

ANY EASEMENTS AND RESTRICTIONS OF RECORD.

(SEAL)

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

RC Enterprises, A North Carolina General Partnership

Seal-Stamp	State of NC County of Forsyth
KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires 1-15-2023	I, Branscome the undersigned Notary Public of Stokes County and State aforesaid, certify that RODNEY C. MIDDLTEON personally came before me this day and acknowledged that he is a Partner of RC Enterprises, A North Carolina General Partnership and that by the authority of such entity he signed the foregoing instrument in its name and on its behalf and is act and deed. Witness my hand and Notarial stamp or seal, this the Hand and Ontarial stamp or seal, this the Hand and Notarial stamp or seal, this stamp or seal, this stamp or seal stamp or seal, this stamp or seal stamp
	Haten & Blanscome Notary Public My Commission Expires: 4-15-2023

CHAD D. MIDDLETON, Partner (SEAL)

Seal-Stamp	State of NC County of Forsyth
	Karen S.
	I, Branson me the undersigned Notary
	Public of Stokes County and State
	aforesaid, certify that CHAD D. MIDDLETON personally
i	came before me this day and acknowledged that he is the
	Partner of RC Enterprises, A North Carolina General
	Partnership and that by the authority of such entity he
	signed the foregoing instrument in its name and on its
KAREN S. BRANSCOME	behalf and is act and deed. Witness my hand and Notarial
Notary Public	stamp or seal, this the 4th day of May
Stokes County, NC	2022.
My Commission Expires 1-15-2023	2022.
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	Marien & Manscone
	1 wan 2 13 www.na
	Notary Public
	My Commission Expires: 4-15-2023

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lots Nos. 417 and 418, as shown on the Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being the same property gifted to Ethel R. Jackson, the mother of Isolar D. Jackson Lipscomb, by deed recorded at Deed Book 1192, Page 1504, Forsyth County Registry.

Property Address: 1402 Diggs Boulevard, Winston-Salem, NC 27105 Tax Block 1416, Lots 417, and 418, Forsyth County Tax Maps.

R.C.M.S-4-22 CM-5-4-22 MH-5=4-22 POT-5:4-22