

2007031224 00125

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

05-30-2007 10:55 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: MARY D CALDWELL DPTY

BK: RE 2756

PG: 3043-3045

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$NTC

RECORDING TIME, BOOK and PAGE

Mail after recording to: Grantee @ 276 Inverness Drive, Winston Salem, NC 27107

This instrument was prepared by: Voula Boutis, Esq. (without title search)

Brief Description for the Index: 1817 Center Street, Winston Salem, NC

THIS DEED made this 24th day of May, 2007, by and between

GRANTOR:

GRANTEE:

DANIEL SUAREZ
and wife,
ALISON SUAREZ

ENR, INC., a North Carolina
corporation

Property Address:
1817 Center Street
Winston Salem, NC

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:

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 _____ Township, Forsyth County, North Carolina and being more particularly described as follows:


SEE EXHIBIT A

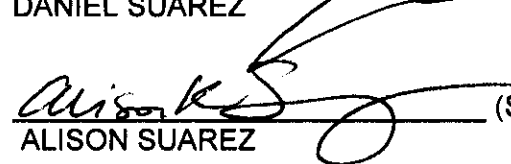
Prior instrument reference: Book 2734 at Page 1762.A map showing the above described property is recorded in Plat Book at Page .

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

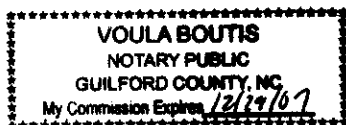
 (SEAL)
DANIEL SUAREZ

 (SEAL)
ALISON SUAREZ

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis, a Notary Public of the County and State aforesaid, certify that **DANIEL SUAREZ AND ALISON SUAREZ**, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

Witness my hand and official stamp/seal, this 24th day of May, 2007.




Voula Boutis, Notary Public

My Commission expires: 12/29/2007

EXHIBIT A

TRACT I:

LYING ON PARK STREET (NOW CALLED CENTRE STREET) AND MEASURING ON SAID STREET A DISTANCE OF 50 FEET AND OF THAT WIDTH EXTENDING EASTWARDLY 135 FEET, BEING BOUNDED ON THE WEST SIDE BY PARK STREET (NOW CALLED CENTRE STREET), NORTH BY LOTS NOS. 66, 65 AND 64, EAST BY LOT NO. 100, AND AN ALLY SOUTH BY LOT NO. 103. THE HEREIN CONVEYED PIECE OF GROUND BEING KNOWN AND DESIGNATED AS LOT 102 ON THE PLAT OF CENTERVILLE ON FILE IN THE OFFICE OF THE CONGREGATION OF THE UNITED BRETHREN OF SALEM AND ITS VICINITY. ALSO BEING KNOWN AND DESIGNATED AS LOT 102, BLOCK 783, ON THE FORSYTH COUNTY TAX MAPS.

TRACT II:

FRONTING ON PARK STREET (NOW CENTRE STREET) 50 FEET, AND OF THAT WIDTH EXTENING SOUTHEASTWARDLY 135 FEET TO THE LINE OF LOT NO. 101; BEING BOUNDED ON THE NORTHWEST BY PARK STREET (NOW CALLED CENTRE STREET), NORTHEAST BY LOT NO. 102; SOUTHEAST BY LOT NO. 101; AND SOUTHWEST BY LOT NO. 104; THE HEREIN DESCRIBED AND CONVEYED LOT BEING KNOWN AND DESIGNED AS LOT NO. 103 ON THE PLAT OF CENTERVILLE ON FILE IN THE OFFICE OF THE CONGREGATION OF UNITED BRETHREN OF SALEM AND ITS VICINITY, ALSO BEING KNOWN AND DESIGNATED AS LOT 103, BLOCK 783, ON THE FORSYTH COUNTY TAX MAPS.

PROPERTY ADDRESS: 1817 CENTER STREET, WINSTON-SALEM, NC 27127