

**2020030605 00263**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$288.00**

PRESENTED & RECORDED  
07/20/2020 04:47:22 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY

**BK: RE 3538**  
**PG: 4453 - 4454**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

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Excise Tax: **\$288.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6816-47-9398**

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Property Address: **2507 POLO RD., WINSTON-SALEM, NC 27106-4942.**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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THIS DEED made this 9th day of **JUNE, 2020** by and between

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**GRANTOR**

MARK H. ESKRIDGE AND WIFE,  
CLAUDIA R. GALINDO o DE ESKRIDGE  
2507 POLO RD.  
WINSTON-SALEM, NC 27106-4942

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**GRANTEE**

CARLOS PADILLA, MARRIED  
  
2507 POLO RD.  
WINSTON-SALEM, NC 27106-4942

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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 and more particularly described as follows:

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED AS LOT 4 AS SHOWN ON THE MAP ENTITLED KNOLLWOOD DEVELOPMENT, AS RECORDED IN PLAT BOOK 4, PAGE 44, OF THE FORSYTH COUNTY REGISTRY, TO WHICH MAP REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3204, Page 2676, Forsyth County Registry.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

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

*Mark H. Eskridge* (SEAL)  
MARK H. ESKRIDGE

*Claudia R. Galindo O de Eskridge* (SEAL)  
CLAUDIA R. GALINDO o DE ESKRIDGE

~~NORTH CAROLINA~~ ALABAMA  
~~Tuscaloosa~~ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: MARK H. ESKRIDGE AND WIFE, CLAUDIA R. GALINDO o DE ESKRIDGE

Witness my hand and official stamp or seal, this the 9<sup>th</sup> day of June, 2020.

*Johnnie Renee Hendrix Tingle*  
Notary Public

Print Notary Name: Johnnie Renee Hendrix Tingle

My Commission Expires: Jan. 12, 2021

