

2018031303 00115FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$700.00**

PRESENTED & RECORDED

08/13/2018 12:47:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3419**PG: 4338 - 4340****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 700.00

Parcel Identifier No.: 5894-11-3864.00 (Block 4404Q, Lot 023)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 6679 Ridge Run Court, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 23, Springfield Forest, Section IV

THIS DEED made this 13th day of August, 2018, by and between,

GRANTOR	GRANTEE
CHRISTOPHER YABUT and wife, JOREEN YABUT	MONICA CID and husband, JOAQUIN LOPEZ FERNANDEZ
Mailing Address:	Mailing Address: 6679 Ridge Run Court, Clemmons, NC 27012

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

Being known and designated as Lot 23 in SPRINGFIELD FOREST, SECTION IV, as recorded in Plat Book 50, Page 169, Forsyth County Registry, North Carolina, reference being thereto for a more particular description.

Property Address: 6679 Ridge Run Court, Clemmons, NC 27012

The property does include the primary residence of the Grantor.

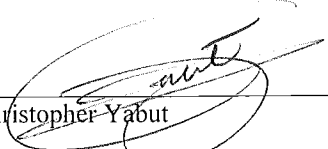
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2799 Page 1680, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 50, Page 169.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

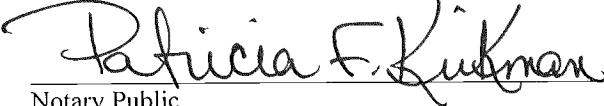

 Christopher Yabut (SEAL)


 Joreen Yabut (SEAL)

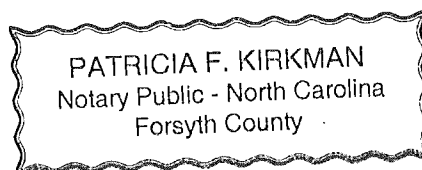
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Christopher Yabut and wife, Joreen Yabut**

Date: 8-7-18


 Notary Public

Patricia F. Kirkman
 printed or typed name of notary public



My Commission Expires: 4-29-19

Exhibit A

Being known and designated as Lot 23 in SPRINGFIELD FOREST, SECTION IV, as recorded in Plat Book 50, Page 169, Forsyth County Registry, North Carolina, reference being thereto for a more particular description.

Tax Parcel Number: 5894-11-3864.00 (Block 4404Q, Lot 023)

Property Address: 6679 Ridge Run Court, Clemmons, NC 27012

A handwritten signature or set of initials, possibly 'TK', in black ink.