



2019035342 00096

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-06-2019 01:49:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3480

PG: 2478-2480

NON-WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID No. 5878-61-9477.000 Verified by _____ County
on the _____ day of _____, 20____ By: _____Mail/Box to: Grantee:This instrument was prepared by: Thomas G. Jacobs, No title exam requested or performed. Box 71

Brief description for the Index: _____

THIS DEED, made this the 19 day of August, 2019, by and between**GRANTOR: Clemente Marin Noyola and wife, Olivia Noyola**whose mailing address is 1833 Flatrock Street, Winston-Salem, NC 27107 and

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE: Ronald A. Cotter, Trustee under the Ronald A. Cotter Revocable Trust dated July 13, 2017**whose mailing address 227 Lakeway Drive, Lewisville NC 27023 and

whose mailing address is _____

(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3454, Page 1362, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.
Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

(Entity Name)

By: _____
Print/Type Name & Title: _____

CLEMENTE MARIN IV (SEAL)
Clemente Marin Noyola

By: _____
Print/Type Name & Title: _____

Olivia Noyola OLIVIA NOYOLA (SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(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 signed the foregoing document:

Clemente Marin Noyola and Olivia Noyola

_____[insert name(s) of principal(s)].

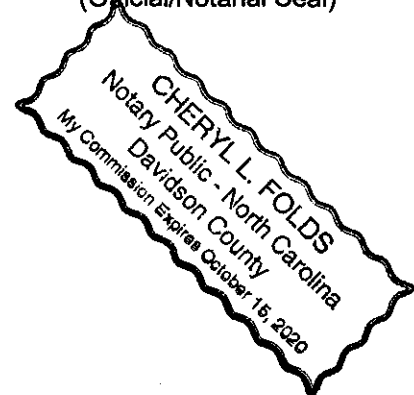
Date: 8-19-19

Cheryl L Folds
Cheryl L Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:

10-15-20

(Official/Notarial Seal)



State of _____
County of _____

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:

_____[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

BEGINNING at an iron stake, a corner of Goslin Estate in the approximate center of Echo Hill Road, said stake being a Northeast corner of G.R. Combs, Jr property; running thence South 25 deg. 15' West 628.05 feet to an iron stake, a Northeast corner of the Sam Hurdle property in a Western line of the Goslin Estate; thence along the North line of the Hurdle Property, South 81 deg. 43' West 540.82 feet to an iron stake; thence North 13 deg. 53' East 919.24 feet to a stake in Echo Hill Road; thence the two following courses within Echo Hill Road; South 80 deg. 32' East 188.7 feet to a stake and South 61 deg. 29' East 451.2 feet to the BEGINNING; being 10.16 acres, more or less, as shown on a plat entitled "G.R. Combs, Jr. Property," dated August, 1961, by Joyce Mapping Company and duly recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Plat Book 21, Page 10.

For further reference, see also Deed recorded in Book 948, Page 317, and Book 3110, Page 2922 in the office of the Register of Deeds of Forsyth County, North Carolina.

The subject tract shown above was incorrectly included as TRACT II in that Deed recorded in Deed Book 3453, Page 1362, Forsyth County Register of Deeds. Only TRACT I was intended to be conveyed between the parties.