

2020015553 00129

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$444.00

PRESENTED & RECORDED

04/17/2020 02:25:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3519**PG: 2359 - 2360**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 444.00

Parcel Identifier No.: 6833-90-5300 (Block 2718B, Lot 147)

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

Mail tax bills to Grantee: 611 Field Crossing Court, Winston-Salem, NC 27107

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

Brief description for the Index: Lot 147, Salem Springs, Phase 3B

THIS DEED made this 16 day of April, 2020, by and between,

| GRANTOR | GRANTEE |
|---|---|
| DANIEL CHANELO FLORES and, ADRIANA MENDOZA FLORES | CASSANDRA DELORIA JESSUP (unmarried) |
| Mailing Address: | Mailing Address: |
| | 611 Field Crossing Court, Winston-Salem, NC 27107 |

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

Being all of Lot 147, as shown on the map of SALEM SPRINGS, PHASE 3B, as recorded in Plat Book 57, Page 94, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 611 Field Crossing Court, Winston-Salem, NC 27107


The property does include the primary residence of the Grantor.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3131, Page 3154, Forsyth County Registry. A map showing the above described property is recorded in Plat Book , 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 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.**

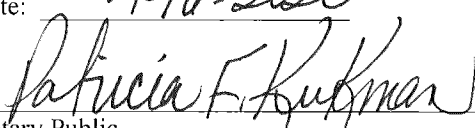
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Daniel Chanelo Flores

 (SEAL)
Adriana Mendoza Flores

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: **Daniel Chanelo Flores and, Adriana Mendoza Flores.**

Date: 4-16-2020

Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/24
5/29/24

