

DRAFTED BY: William L. Nelson

RECORDING TIME

BK1908 P2253

FORSYTH COUNTY
3144

06-28-96

STATE OF
NORTH
CAROLINA



\$110.00

Real Estate
Excise Tax

EXCISE TAX

293

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JUN 28 P3:37

John Holleman
Register of Deeds
Forsyth Co. N.C.

PROBATE AND FILING FEE \$

PAID

Tax Block: 2673 Lot: 3 Parcel Identifier No.:

Property Address: 2911 Susan Lane, Winston-Salem, NC 27107

Mail after recording to: Grantees 2911 Susan Lane, Winston-Salem, NC 27107

Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of June, 19 96, by and between

GRANTOR

ROBERT L. NEWMAN, III, and wife,
CHRISTY L. NEWMAN

GRANTEE

J. JESUS HERNANDEZ and
DANIEL HERNANDEZ V.

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, in consideration of \$ 10.00 over Ten Dollars and other valuable considerations 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

Being known and designated as Lot No. 3 on the Map of DIZELAND which is recorded in Plat Book 17 at page 170 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

The above land was conveyed to Grantee by _____ (see book number _____ page _____)
Forsyth County Register of Deeds from LPT: 4/90

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Easements, restrictions, and right of ways of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 _____ ROBERT L. NEWMAN, III	(seal)	_____	(seal)
 _____ CHRISTY L. NEWMAN	(seal)	_____	(seal)
_____	(seal)	_____	(seal)
_____	(seal)	_____	(seal)
_____	(seal)	_____	(seal)

Corporate Name

ATTEST:

By: _____
 _____ President
 _____ Secretary

Corporate Seal

STATE OF NORTH CAROLINA – Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Die L. Nelson, a Notary Public of Forsyth County, NC, do hereby
 certify that Robert L. Newman, III, and wife, Christy L. Newman



SEAL/STAMP

My commission expires _____, 19____. The JI Nelson Notary Public

STATE OF NORTH CAROLINA – Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby
 certify that _____
 personally appeared before me this day and acknowledged the execution of the foregoing deed of
 conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA – Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby
 certify that _____
 personally appeared before me this day and acknowledged the execution of the foregoing deed of
 conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAND

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby
 certify that _____
 personally appeared before me this day and acknowledged the execution of the foregoing deed of
 conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Sue H. Nelson NP

 is/are certified to be correct.

This the 78 day of June, 1996.

~~L. E. Spear~~, Register of Deeds for Forsyth County by: JOHN HOLLEMAN, REGISTER OF DEEDS

Deputy/Assistant