



2015046258 00106

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$5.00

PRESENTED & RECORDED:
 12-07-2015 02:30:17 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3262
PG: 2110-2112

DRAFTED BY: Marilena Jensen-Guthold, Assistant City Attorney	Tax Block: 2608, Lot 002W, 010H, 029, 107 (6845-90-1719.00) Property Address: 2849 Reynolds Park Road
Mail after recording to: Box 5	Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of December, 2015, by and between

GRANTOR	GRANTEE
CARLOS GUITERREZ ZAVALETA and YULIANA NOYOLA CRUZ	CITY OF WINSTON-SALEM A municipal corporation

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, in consideration of (\$10.00&O.V.C.) TEN DOLLARS AND OTHER VALUABLE CONSIDERATION to her 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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. Except any and all easements, restrictions, and conditions of record.

IN WITNESS WHEREOF the Grantor has set her 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.

CARLOS GUTIERREZ (SEAL)
Carlos Gutierrez Zavaleta

Yuliana Noyola Cruz (SEAL)
Yuliana Noyola Cruz

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Michael Hall, a Notary Public of the County and State aforesaid, do hereby certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal or stamp, this the 5th day of December, 2015.

Michael Hall
Notary Public

(Notarial Seal)

My commission expires: 4-23-18

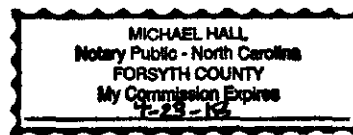


EXHIBIT A
REYNOLDS PARK ROAD IMPROVEMENTS
PARCEL 15
TAX PIN 6845-90-1719.00

FEE SIMPLE – TAX PIN 6845-90-1719.00

Beginning at an existing iron located on the existing northern right of way line of Reynolds Park Road, said point also being the southwestern property corner of the said property; thence with the existing northern right of way line of Reynolds Park Road South 48° 45' 35" East a distance of 64.28 feet to a new monument and the PLACE OF THE BEGINNING; thence along with the existing northern right of way line of Reynolds Park Road South 48° 45' 35" East a distance of 85.81 feet to an unmarked point; thence with the existing northern right of way line of Reynolds Park Road South 52° 34' 47" East for a distance of 15.43 feet to an unmarked point; said point being the southeastern corner of the said property; thence along the eastern boundary of said property North 17° 19' 54" East a distance of 6.36 feet to a new monument; thence with the new right of way line North 52° 43' 45" West for a distance of 98.87 feet to a new monument and the PLACE OF THE BEGINNING.

Containing 340 square feet more or less.

TEMPORARY CONSTRUCTION EASEMENT – TAX PIN 6845-90-1719.00

BEGINNING at an existing iron located on the existing northern right of way line of Reynolds Park Road, said point also being the southwestern property corner of the said property; thence with the western boundary of said property North 37° 13' 02" East for a distance of 6.99 feet to an unmarked point; thence along a new line the following three (3) calls: 1) South 51° 49' 25" East for a distance of 53.49 feet to an unmarked point; thence 2) South 52° 05' 19" East for a distance of 63.23 feet to an unmarked point; thence 3) South 54° 36' 44" East for a distance of 42.21 feet to an unmarked point; said point being on the eastern boundary of said property; thence with the eastern boundary of said property South 17° 19' 54" West for a distance of 12.00 feet to a new monument; thence along a new right of way line North 52° 43' 45" West for a distance of 98.87 feet; to a new monument; thence along the existing northern right of way line North 48° 45' 35" West for a distance of 64.28 feet to an existing iron, said iron also being the southwest corner of said property and place of BEGINNING.

Containing 1,564 square feet more or less.

The above described is shown on Map P-798, Drawing for Property Acquisition, Sheet 2 of 3 and plans for Project 201527, Reynolds Park Road Improvements, on file in the Office of the Department of Public Works, Winston-Salem, North Carolina, reference to which plans are hereby made for purposes of further description and for greater certainty.

SPECIAL PROVISIONS

This deed is subject to the following provisions:

1. Grantee may enter upon Grantor's lands outside of the conveyed property described above to the extent necessary to reconnect Grantor's existing driveway(s) to the boundary of Reynolds Park Road, and, as evidenced by the signature(s) below, Grantor hereby releases any claim arising out of the design or construction of the driveway reconnection.