

2019019152 00024FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$326.00**

PRESENTED & RECORDED

05/23/2019 08:51:37 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3461**PG: 3207 - 3208****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$326.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5894-57-3478.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

*Clint Calaway, a licensed North Carolina attorney, Delinquent taxes, to be paid by the closing attorney to the county tax collector upon disbursement closing proceeds.

THIS DEED made this 22nd day of May 2019 by and between**GRANTOR**ANTHONY OTRANTO and wife, STEPHANIE OTRANTO
235 OLD MARCH ROAD
ADVANCE, NC 27006**GRANTEE**HECTOR GARCIA and ALEXANDRA ESPINOZA
1605 TRINITY GARDEN CIR
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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 83 AS SHOWN ON THE MAP OF ^{Morevian} ~~MAROVIA~~ HEIGHTS, SECTION III, AS RECORDED IN PLAT BOOK 32, PAGES 93 AND 94, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3186, Page 2507, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 32 , Page 93 AND 94 , and referenced within this instrument.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, rights-of-way, restrictions of record, if any, and ad valorem taxes for 2019 prorated at closing

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Anthony Otranto (SEAL)
ANTHONY OTRANTO

By: _____
Title: _____

Stephanie A Otranto (SEAL)
STEPHANIE OTRANTO

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF NC

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: ANTHONY OTRANTO and wife, STEPHANIE OTRANTO: Witness my hand and official stamp or seal, this the 22nd day of May 2019

My Commission Expires: 7-14-23

Jennifer Harris
Notary Public

Print Notary Name: Jennifer Harris

