

BK: R 7779
PG: 243 - 244
RECORDED:
01/26/2016
10:41:43 AM
BY: LARRY CONRAD, JR.
ASSISTANT-HP

2016003704
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$330.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Donato Law, PLLC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: LOT 2, Geraldine W. White

THIS DEED made this 26th day of January, 2016, by and between

GRANTOR
Ricardo Ramirez & spouse,
Elsa Ramirez
Forwarding Address;
2119 Willow Springs Drive
Pleasant Garden, NC 27313

GRANTEE
Katelin M. Osborne & spouse,
Ephraim J. Osborne
Property & Mailing Address:
6230 Hunting Lodge Rd.
Climax, NC 27233

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Climax, _____ Township, Randolph County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 2, LAND OF GERALDINE W. WHITE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 86 AT PAGE 3, IN THE OFFICE OF THE REGISTER OF DEEDS OF RANDOLPH COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1993 page 287.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 86 page 3.

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.

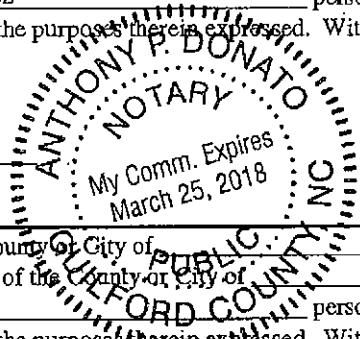
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to 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.

 (Entity Name) _____
(SEAL)
 By: _____ Print/Type Name: Ricardo Ramirez
 Print/Type Name & Title: _____ _____
(SEAL)
 By: _____ Print/Type Name: Elsa Ramirez
 Print/Type Name & Title: _____ _____
(SEAL)
 By: _____ Print/Type Name: _____
 Print/Type Name & Title: _____ _____
(SEAL)

State of North Carolina - County or City of Randolph
 I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that Ricardo Ramirez and spouse, Elsa Ramirez personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of January, 2016.



My Commission Expires: _____
 (Affix Seal) _____
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
Notary Public
Notary's Printed or Typed Name