

2005019069 00007



FORSYTH CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXTX

\$5.00

PRESENTED & RECORDED:

03-30-2005 08:46 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2552

PG: 1747-1750

Excise Tax \$ 5⁰⁰

Recording Time, Book and Page

*** No Title Search Requested Or Performed.

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Grantee(s): 2812 Bon Air Avenue Winston-Salem, NC 27105

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A. *EMV*

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made March 24, 2005 by and between

GRANTOR	GRANTEE
ELLA MAE JOHNSON (Widow)	JOHNNIE LEE JOHNSON

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of WINSTON-SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

See attached EXHIBIT A hereinafter incorporated by reference.

*** The Grantor, ELLA MAE JOHNSON, hereby reserves a life estate in the above described property.

Property Address: 2812 Bon Air Avenue
Winston-Salem, North Carolina 27105

The above property herein above was acquired by Grantor by instrument recorded in Book 924 at Page 506.

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 herein above described is subject to the following exceptions:

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

Ella Mae Johnson (SEAL)

ELLA MAE JOHNSON

ATTEST: _____

Secretary

_____ (SEAL)

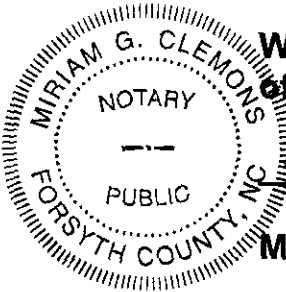
_____ (SEAL)

_____ (SEAL)

NORTH CAROLINA, FORSYTH COUNTY

Seal-Stamp

I, the undersigned, a Notary Public of the County and State aforesaid, certify that ELLA MAE JOHNSON personally appeared before me and acknowledged the execution of the foregoing instrument.



Witness my hand and official stamp or seal, this 29th day of March 2005.

Miriam G. Clemons Notary Public

My commission expires: 06-19-2007

NORTH CAROLINA, FORSYTH COUNTY

Seal-Stamp

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of _____ 20_____.

_____ Notary Public

My commission expires: _____

The foregoing Certificate (s) of Miriam G. Clemons NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

_____ REGISTER OF DEEDS FOR Forsyth COUNTY

By [Signature] Deputy/Assistant-Register of Deeds.

EXHIBIT A

BEGINNING on the west side of Bon Air Avenue 100 feet North of the northwestern intersection of Bon Air Avenue and 28th Street and running westwardly with the north line of Lot no. 87, 150 feet to an iron stake in the line of Lot no. 139; thence northwardly with the line of Lot no. 139, 50 feet to the corner of Lot no. 89; thence with the line of Lot no. 89 in an eastwardly direction 150 feet to a stake in the west line of Bon Air Avenue; thence in a southwardly direction 50 feet to an iron stake, the place of Beginning. Being all of Lot no. 88, Section B, of Bon Air, together with a 10' x 100' private alley adjoining and immediately north thereof as shown on the Revised Map of BON AIR recorded in Plat book 7 page 148, office of the Register of Deeds, Forsyth County, North Carolina.