

2006081078 00326

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT
\$100.00
PRESENTED & RECORDED:
12-28-2006 04:28 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: E NAVARRO DPTY
BK:RE 2720
PG:85-87

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$100.00 Recording Time, Book and Page
Tax Lot No. _____ Parcel Identifier No. 676024
Verified by Forsyth County on the _____ day of December, 2006
by Box # 89 R
Mail after recording to Peter D. Johnson and wife, Leslie J. Johnson
132 Jackson St. Batavia, NY 14020

This instrument was prepared by J. Tyrone Browder, Attorney at Law at the request of GRANTOR

Brief description for the Index _____

THIS DEED made this 28th day of December, 2006, by and between

GRANTOR

DAVID E. CLEM
And wife,
JOANNE E. CLEM

GRANTEE

PETER D. JOHNSON
And wife,
LESLIE J. JOHNSON

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. 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 _____, Salem Chapel Township, Forsyth County, North Carolina, and more particularly described as follows:

BEING that certain 11.184 acres and two easements located off Wagon Mill Road as more particularly described in the attached Exhibit A incorporated herein by reference.

The above described property is subject to Restrictive Covenants as found in DB 2038, PG 975, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in DB 2106, PG 2993

A map showing the above described property is recorded in Plat Book _____ at Page _____.

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 claim of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any.

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 _____ President, the day and year first above written.

(Corporate Name)

David E. Clem (SEAL)
David E. Clem

By: _____

Joanne E. Clem (SEAL)
Joanne E. Clem

President

(SEAL)

(SEAL)

SEAL-STAMP NORTH CAROLINA, STOKES COUNTY.

I, a Notary Public of the County and State aforesaid, certify that David E. Clem and wife, Joanne E. Clem, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 28th day of December, 2006.

My Commission Expires: 8/29/09 Stacey Dillard Notary Public

SEAL-STAMP NORTH CAROLINA, _____ COUNTY.

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is _____

Stacey Dillard
Notary Public
Stokes County, North Carolina
My Commission Expires: 8/29/09
President of _____

_____, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its _____ President.

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

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____ Deputy/Assistant-Register of Deeds

EXHIBIT A

BEGINNING at a point located in the center of a 60 foot wide easement, said point being located the following courses from a stone in a stump hole marking the southwest corner of Vernon E. Artman, et al (DB 778, PG 249), South 46 degrees 38 minutes 26 seconds West a distance of 252.73 feet; North 14 degrees 15 minutes 15 seconds West a distance of 532.55 feet to the Beginning point, said point also being the southeasternmost corner of Tract 8 as shown on an unrecorded plat prepared by Wayne Horton, RLS, entitled "John Mark Sheets & Laura N. Sheets", thence from said Beginning point with the centerline of the 60 foot wide easement South 14 degrees 15 minutes 15 seconds East a distance of 311.50 feet to a point and being a common corner with Tract 5 of the above referenced plat; thence with the northwest boundary of Tract 5 South 43 degrees 48 minutes 11 seconds West passing over an iron at 35.35 feet and continuing 1109.01 feet for a total distance of 1144.36 feet to an iron; thence North 1 degree 26 minutes 43 seconds East a distance of 978.18 feet to an iron located in the south boundary of Tract 7 of the above referenced plat; thence with the south boundary of Tract 7 North 77 degrees 46 minutes 3 seconds East passing over an iron marking the southwest corner of Tract 8 at 381.17 feet and continuing with the south boundary of Tract 8 325.59 feet for a total distance of 706.76 feet to the point and place of Beginning, containing 11.184 acres, more or less, and being a portion of the property described in DB 1975, PG 533, Forsyth County Registry. The above described property is designated as Tract 6 on an unrecorded plat entitled "Survey for John Mark Sheets and Laura N. Sheets", prepared by K. Wayne Horton, RLS, dated November 21, 1997 and revised February 3, 2000.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

EASEMENT NO. 1: Being a 40 foot wide easement known as Wagoner Mill Road extending from Stafford Mill Road in a southeasterly direction to a 60 foot wide easement and being more particularly described in DB 1656, PG 4128 and DB 1975, PG 543, Forsyth County Registry.

EASEMENT NO. 2: Being a 60 foot wide non-exclusive, perpetual and appurtenant easement for the purpose of ingress, egress, regress and utilities access extending from the southern terminus of the above described 40 foot wide easement to the north boundary of the above described 11.184 acres tract, the centerline of which being more particularly described as follows: Beginning in the northeasternmost corner of Tract 9 of the above referenced plat, thence from said Beginning point South 17 degrees 45 minutes 27 seconds East 69.81 feet to a point; thence South 3 degrees 35 minutes 20 seconds East 337.65 feet to a point; thence South 08 degrees 49 minutes 37 seconds East 745.32 feet to the northeast corner of the above described 11.184 acres tract; thence with the east boundary of said tract South 14 degrees 15 minutes 15 seconds East 311.50 feet to the southeast corner of the above described tract.

JAC
JAC