

2007065575 00277

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$40.00

PRESENTED & RECORDED:

11-13-2007 02:53 PM

KAREN GORDON

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2795

PG: 1922-1924

ENVELOPE

PREPARED BY: Sanders & Combs, PLLC

RETURN TO: Grantee @ 200 W 3rd St. Winston-Salem, NC 27101
Mail future tax bills to: Grantee @ 200 W. 3RD ST., WINSTON-SALEM, NC
Excise Stamps: \$40.00 27101

Brief Description for Index: Lots 144 & 145 Montview

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 13th day of November, 2007, by and between BILLIE D. BRADLEY and wife, JUNE W. BRADLEY, (hereinafter referred to as "Grantors"), to PHILLIP W. JOHNSON, unmarried, (hereinafter referred to as "Grantees").

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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: Rights of way, easements and restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2600, Page 4362, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

Billie D. Bradley (SEAL)
Billie D. Bradley

June W. Bradley (SEAL)
June W. Bradley

STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of Forsyth County, State aforesaid, certify that Billie D. Bradley and wife, June W. Bradley, either being personally known to me or proven by satisfactory evidence, acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 13th day of November, 2007.

William K. Sanders
Notary Public

Print Name: William K. Sanders

My Commission expires:

1/22/12

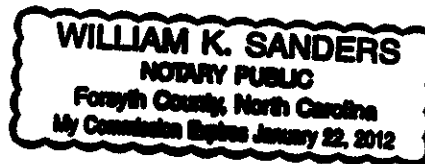


EXHIBIT "A"

FIRST LOT:

BEGINNING at an iron stake on the north side of Efird Street, the southwest corner of Lot #144; running thence northwardly with the line of said lot corner 175 feet to an iron stake, the southeast corner of Lot #219; thence Eastwardly with the line of said Lot 50 feet to an iron stake the northeast corner of Lot #146; thence Southwardly with the line of said Lot 175 feet to an iron stake in the line of Efird Street; thence Eastwardly with Efird Street 50 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot #145 on the plat of the Ogburn Realty Company Property known as Montview recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1 at Page 106.

SECOND LOT:

BEGINNING at a stake on the north side of Efird Street being the southwest corner of Lot #143; running thence Northwardly with the line of said lot 175 feet to a stake; thence Westwardly with line of Lot #220, 50 feet to a stake thence Southwardly 175 feet from the line of Lot #145 to a stake on Efird Street; thence Eastwardly with Efird Street 50 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot #144 on the plat of Montview recorded in Plat Book 1 at Page 106.