



2012019426 00184  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
05-02-2012 04:16:42 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST

BK: RE 3057  
PG: 3594-3596

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: NTC

Parcel Identifier No. **6847-39-1991.00** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: **MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW**

Mail/Box to: **Julie R. Richardson; Coltrane, Grubbs & James, PLLC; ROD BOX #114**

This instrument was prepared by: **Julie R. Richardson**

Brief description for the Index: **4969 Monte Vista Street**

THIS DEED made this 21<sup>st</sup> day of April, 2012, by and between

GRANTOR

GRANTEE

**KAY WEIR MILLER  
AND HUSBAND,  
LANNY MILLER**

**JOEL W. FULLER  
AND WIFE,  
BARBARA G. FULLER**

**Grantor Address:  
5245 Esher Drive  
Walkertown, North Carolina 27051**

**Grantee Address:  
4969 Monte Vista Street  
Winston-Salem, North Carolina 27105**

The property conveyed DOES NOT include the primary residence of the Grantor

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, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.**

FOR REVENUE STAMPS, SEE BOOK 3047 AT PAGE 1564. THE LEGAL DESCRIPTION ATTACHED TO BOOK 3047 AT PAGE 1564 DID NOT DESCRIBE THE PROPERTY WHICH GRANTOR'S INTENDED TO CONVEY. THIS DEED IS EXECUTED, DELIVERED AND RECORDED IN ORDER TO DESCRIBE THE CORRECT PROPERTY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book page .

A map showing the above described property is recorded in Plat Book 9 page 54.

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:

Easements, rights of way and restrictions of record, if any, and such matters as would be shown by a current and accurate survey of the said property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Kay Weir Miller (SEAL)  
KAY WEIR MILLER  
Lanny Miller (SEAL)  
LANNY MILLER

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **KAY WEIR MILLER AND HUSBAND, LANNY MILLER** personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of April, 2012



Gina K. Motsinger  
GINA K. MOTSINGER  
Notary Public

My Commission Expires: 9/8/2012

EXHIBIT "A"

6847-39-1991-00

Property of Joel W. Fuller and wife, Barbara G. Fuller  
4969 Monte Vista Street, Winston-Salem, North Carolina 27105

BEGINNING at an iron stake on the north side of a 20 foot roadway; thence North 3° East 233.5 feet to an iron stake; thence in a westwardly direction 40.5 feet to an iron stake in Robert Walker's line; thence in a southwesterly direction 172 feet to a 20 foot roadway and an iron stake; thence along the north side of said roadway in a southeastwardly direction 116 feet to an iron stake, the place of BEGINNING. This lot is Number 1 on the Map of O. E. Jones Property. See Deed from Oscar Jones and wife, Ethel B. Jones to Ethel B. Jones, registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 339 Page 148.

The above-described property is also known as Lot Number 1 of "Map of O. E. Jones Property" as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 9 at Page 54, reference to which is hereby made for a more particular description.