



2012036756 00223

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
08-21-2012 04:14:45 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3075

PG: 4191-4192

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0

Parcel Identifier No. 6940-75-9637.00 Verified by Forsyth County on the _____ day of _____, 20____ By: _____

Mail/Box: Box 48

This instrument was prepared by: Leslie G. Frye *Box 48*

Brief description for the Index: 25 acre tract of land

THIS DEED made this _____ day of July _____, 2012, by and between

GRANTOR	GRANTEE
VICTOR JOHNSON, JR.	JERALD L. JOHNSON

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, and 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 1/3 undivided interest in the hereinafter described property unto the Grantee in fee simple, all that certain lot or parcel of land situated in City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake and two pine stumps, an old corner of the Waddill land, the Northeast corner of Lot Number 46 in the division of the John D. Waddill land where the same corners with Curtis Gray; thence with the old Waddill line South 4 degrees 45 minutes West 1091 feet to an iron stake on the South side of the road; thence North 73 degrees 30 minutes West 193 feet to a stake; thence North 45 degrees 10 minutes West 286 feet to a maple; thence North 72 degrees West 187 degrees to a chestnut oak; thence North 51 degrees 20 minutes West 311 feet to a persimmon; thence North 72 degrees 52 minutes West 435 feet to a stake on the South side of the old road; thence a new line across Lot Number 46, North 4 degrees 45 minutes East 597 feet to a stake in the Marshall Waddill line; thence with the old Waddill line along the said Marshall line and Curtis Gray line South 85 degrees East 1315 feet to the BEGINNING, containing 25 acres, more or less, and being the Eastern part of Lot Number 46 on C. M. Miller's Map of the John D. Waddill Estate Lands.

A right of way for a road 20 feet wide, 10 feet on each side of the line between this lot and Lot Number 45, the same being the second, third, fourth, fifth, and sixth calls in this deed, is hereby reserved, being a part of the property conveyed by W. P. Sandridge, Jr., Substitute Trustee to Wachovia Bank and Trust Company. Trustee for Children's Home, Inc. which deed is recorded in Deed Book 370, Page 140, Office of the Register of Deeds of Forsyth County, North Carolina.

TAX PIN #: 6940-75-9637.00

The intent of this conveyance is to convey the Grantors 1/3 undivided interest to the Grantee herein leaving as Tenants in Common Constance Howie Johnson, La Tanja Kim Johnson and Jerald L. Johnson.

The property hereinabove was acquired by Grantor by instrument recorded in Book 1664 at Page 4235.

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 claims of all persons whomsoever, other than the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND CURRENT YEARS AD VALOREM TAXES TO BE PRORATED TO THE DATE OF CLOSING.

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

Victor Johnson, Jr. (SEAL)
VICTOR JOHNSON, JR.

STATE OF NORTH CAROLINA --- COUNTY OF FORSYTH

I, a Notary Public of the County and State aforesaid, certify that VICTOR JOHNSON, JR., Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of July, 2012.

SEAL/STAMP

My Commission Expires: 4/24/2012

Melanie J. Snow
Notary Public
Printed Name: Melanie J. Snow

