


2013005411 00142

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$22.00

 PRESENTED & RECORDED:
02-05-2013 03:55:41 PM

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

BK: RE 3105
PG: 613-615

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$22.00

 Parcel Identifier No. 6869-32-3877.00 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee 2530 Lullington Drive Winston Salem NC 27103

 This instrument was prepared by: BUNCH & ASSOCIATES, PLLC, 3411 HEALY DR. STE C, WINSTON-SALEM, NC 27103 *Box 153*

Brief description for the Index: .506AC PINE HALL RD Block 5165 Lot 71A

THIS DEED made this _____ 29th _____ day of _____ January _____, 20 13 _____, by and between

GRANTOR

GRANTEE

Tammy Erwin, single

John Southard, Inc.

 6045 Bexhill Drive
 Walkertown, NC 27051

 Property Address: 4660 Pine Hall Road
 Walkertown, NC 27051

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 _____ Walkertown _____ Township, _____ Forsyth County _____ County, North Carolina and more particularly described as follows:

See attached Exhibit A

All or a Portion of the property herein conveyed ____ includes or __X__ does not include the primary residence of a Grantor

 The property hereinabove described was acquired by Grantor by instrument recorded in Book 2264 page 1873.

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

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.

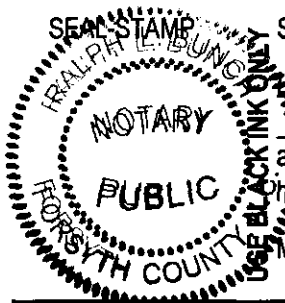
Save and except easements and restrictions of record, if any, and 2013 ad valorem taxes.

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

By: _____ (Entity Name) _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

Tammy Erwin



State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that

Tammy Erwin

personally appeared before me this day and

acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of February, 20 13.

My Commission Expires: 02-16-2015

Notary Public

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that

_____ personally came before me this day and

acknowledged that she is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that

_____ personally appeared before me this day and

the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial 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 in the Book and Page shown on first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

BEGINNING at an iron stake on the North margin of the Pine Hall road, the Red Rock Masonic Lodge Southwest corner and from said beginning point running thence with the margin of the said Pine Hall Road, South 52 degrees 15 minutes West a distance of 70 feet to an iron stake, thence North 51 degrees 31 minutes West 338.5 feet to an iron stake, thence North 52 degrees 15 minutes East 63.97 feet to an iron stake in the Red Rock Masonic Lodge line, thence with Red Rock Masonic Lodge line South 52 degrees 30 minutes East 340 feet to the point or place of beginning, containing 0.506 acre, more or less.

Property Address: 4660 Pine Hall Road, Walkertown, NC 27051

BACK REFERENCE: Book 2212, Page 318, Book 2056, Page 2677