



2013019803 00243

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$250.00

PRESENTED & RECORDED:
 05-01-2013 04:14:15 PM

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

BK: RE 3120
PG: 3166-3168

Drawn by: Wesley Bailey, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102 *Box 83*

Mail After Recording To: Grantee

Revenue Stamps \$250.00

GRANTOR DID NOT RESIDE IN THIS PROPERTY.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made ^{*MAY 1*} ~~April 30~~, 2013, by and between

GRANTOR	GRANTEE
<p>BARBARA WATTS, Co-Executor and MITCHELL E. CHURCH, Co-Executor of the Estate of BENNY M. CHURCH PO Box 52 Winston-Salem, NC 27102</p>	<p>JERRY DONALD JOHNSON and wife, SHIRLEY ANN JOHNSON 270 Yadkin Valley Road Advance, NC 27006</p>

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

BEGINNING at an iron stake in the east margin of the Winston-Salem and Rural Hall Road, it being the southwest corner of Lot No. 2U, thence eastwardly with the south line of Lot No. 2U, 340.0 feet to a stake in the line of Lot No. 2U; thence southwardly on a new line 130 feet to a stake in the north margin of a 15-foot roadway; thence westwardly with the north margin of said 15-foot roadway, 300 feet to an iron stake in the east margin of the Winston-Salem and Rural Hall hard-surfaced road (it now being U. S. Highway #52) and the old N. C. Highway #66; thence northwardly with the east margin of the Winston-Salem and Rural Hall hard-surfaced road, State Highway #66 (now U. S. Highway #52), 139 feet to the beginning, and being known

and designated as the western portion of Lot No. 1-V, as shown on the plat of the W. W. Clayton property, said plat being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book #7, page 54. (100 feet of the eastern portion of said lot having been sold and conveyed to Clyde Clayton, by former owners.) See Tax Map Block 2048, Lot No. 101 – formerly 1-V.

Being the same property described in Deed Book 1141, page 885 of the Forsyth County Registry. See Deed Book 1325, Page 1832

This property contains a building.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, stat, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

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

 _____ (SEAL)
 Barbara Watts, Co-Executor of the Estate of Benny M. Church

 _____ (SEAL)
 Mitchell E. Church, Co-Executor of the Estate of Benny M. Church

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Barbara Watts, Co-Executor and Mitchell E. Church, Co-Executor of the Estate of Benny M. Church

~~April~~ ^{MAY} 1, 2013.

Place notary seal below this line:

Teresa R. Gillespie
Notary Public

Print/Type Notary Name: Teresa R. Gillespie

My Commission Expires: 12/3/2015

