



2014001776 00168

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$112.00

PRESENTED & RECORDED:
01-15-2014 02:34:41 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3162
PG: 4118-4120

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **\$112.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6869-32-3972.00

Mail after recording to: Grantee: 4660 Pine Hall Road, Walkertown, NC 27051

This instrument was prepared by: Bunch & Associates, PLLC 3411 Healy Drive, Ste. C, Winston Salem, NC 27103

Box 153

THIS DEED made this 15th day of **January, 2014** by and between

GRANTOR

John Southard, Inc.
a North Carolina Corporation
2530 Lullington Drive
Winston Salem, NC 27103

GRANTEE

Brian Dodson, (single)
Property Address:
4660 Pine Hall Road
Walkertown, NC 27051

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 and more particularly described as follows:

See attached "Exhibit A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3105, Page 613, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 39, Page 20, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

John Southard, Inc. _____ (SEAL)
 (ENTITY NAME)
 By: _____ (SEAL)
 Title: President
 By: _____ (SEAL)
 Title: _____

State of North Carolina

County of Forsyth

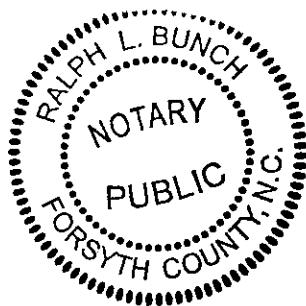
I, Ralph L. Bunch the undersigned Notary Public of the County and State aforesaid, certify that John Southard personally came before me this day and acknowledged that he is the President of John Southard Inc., a North Carolina corporation, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 15th day of January, 2014.

My Commission Expires:

2-16-2015

(SEAL)



 Notary Public
Ralph L. Bunch
 Printed Name of Notary

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