

**2014020112 00241**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$246.00

PRESENTED & RECORDED:

06-06-2014 04:45:03 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3182**PG: 1592-1594****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: ~~246.00~~ **246.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6825-65-0027.00

Mail after recording to: Box 24

This instrument was prepared by: The Law Office of Clint Calaway

THIS DEED made this 6 day of June, 2014 by and between**GRANTOR**JOHN F. OGBURN, III and wife, AMY R. OGBURN
1732 Keisters Branch Road
Blacksburg, VA 24060**GRANTEE**ANNE B. JEFFERS and, MARK SIMPSON
106 N. Hawthorne Road
Winston-Salem, NC 27104
Mailing Address: 2065 Craig St, Winston-Salem, NC 27103

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 LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2433,
Page 1642, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 13, 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.

By: _____

John F. Ogburn, III (SEAL)
JOHN F. OGBURN, III

By: _____

Amy R. Ogburn (SEAL)
AMY R. OGBURN

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF NC

COUNTY OF Forsyth

I, Clinton Calaway, a Notary Public for the County of Forsyth, State of NC do hereby certify that
JOHN F. OGBURN, III AND WIFE, AMY R.

OGBURN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of June, 2014.

Clinton Calaway
Notary Public

My Commission Expires: 4/30/18

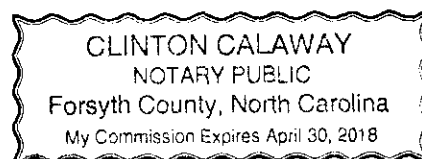


EXHIBIT "A"

BEGINNING at an iron stake on the West side of Runnymede Avenue, said stake being 69.4 feet North of the N.W. intersection of Shallowford Road and Runnymede Avenue, and said iron stake being the N.E. corner of Lot No. 13 in Block No. 4 as shown on the map of West Highlands No. 1, said map being recorded in the Register of Deeds Office of Forsyth County, Book 3, page 13; running thence Northwardly, along the West side of Runnymede Avenue 60 feet to an iron stake in the West line of Runnymede Avenue, said iron stake being the S. E. corner of Lot No. 11 as shown on Block No. 4 of the map of West Highland No. 1; running thence Westwardly along the South line of Lot No. 11 as shown on Block No. 4 of the map of West Highlands No. 1, 144.6

feet to an iron stake in the East side of a 15 foot alley; thence Southwardly along the East side of said 15 foot alley 50 feet to an iron stake, the N. W. corner of Lot No. 13, as shown on Block No. 4 of the Map of West Highlands No. 1; thence Eastwardly along the North line of Lot No. 13 as shown on said Map of West Highland No. 1, Block No. 4, 148.1 feet to an iron stake, the point of BEGINNING. Said lot above described being known and designated as Lot No. 12 as shown on Block No. 4 on Map of West Highlands No. 1, said Map being recorded in the Register of Deeds Office of Forsyth County, in Plat Book No. 3, Page 13, to which reference is hereby had for more definite description of said lot. Runnymede Avenue is now known as North Hawthorne Road. Being that same property conveyed by Anna H. Pratt to Kate Pratt Ogburn by deed dated May 12, 1943 and filed for registration at 9:20 a.m. on May 13, 1943 in Deed Book 504.