

2015004876 00113FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$30.00**

PRESENTED & RECORDED

02/12/2015 02:20:05 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: GAIL K PARHAM

DPTY

BK: RE 3216**PG: 3197 - 3200****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$30.00****Parcel Identification Number: 5874-30-8653.00****This instrument was prepared by: T. Lawson Newton****Return to: Grantees @ 8340 Holler Farm Road, Clemmons, NC 27012****Mail tax bill: 8340 Holler Farm Road, Clemmons, NC 27012****Brief description for the Index: 1.0 acres Holler Farm Road, Clemmons, NC 27012**THIS DEED made this 12 day of February, 2015 by and between**GRANTOR****GRANTEE**

**Jewel Landreth, Trustee under
the Jewel Landreth Nifong Revocable Trust
dated March 5, 1999, a 50% interest
and**

**Jewel Landreth, Trustee under the
Clyde Roy Nifong, Jr., Revocable Trust dated
March 5, 1999, a 42.2229% interest
and**

**Jewel Landreth Nifong, a 7.7771 % interest
8320 Styers Ferry Road
Clemmons, NC 27012**

**Grace C. Jones and Champ M. Jones, Jr.
Trustees of the Grace C. Jones Revocable
Trust UAD October 30, 2014
8340 Holler Farm Road
Clemmons, NC 27012**

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

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

Submitted electronically by "Jenkins Law Group PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor in Deed Book 2089, Page 3968, Deed Book 2282 Page 3781 and Deed Book 2089 Page 3963.

THIS PROPERTY IS ___ OR IS NOT X THE GRANTORS PRIMARY RESIDENCE.

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.

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

Jewel Landreth, Trustee

(SEAL)

Jewel Landreth, Trustee under the Jewel Landreth Nifong Revocable Trust dated March 5, 1999

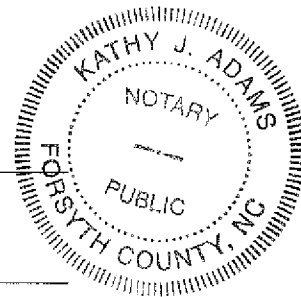
STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Kathy J. Adams, a Notary Public for Forsyth County, North Carolina do hereby certify that Jewel Landreth, Trustee, appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license; and she acknowledged to me that she voluntarily signed the foregoing document for the purpose stated herein.

This the 12th day of February, 2015.

Kathy J. Adams
Notary Public

Kathy J. Adams
Printed Notary Name



My Commission Expires: 8/23/2018

Jewel Landreth, Trustee (SEAL)
Jewel Landreth, Trustee under the Clyde Roy Nifong, Jr., Revocable Trust dated March 5, 1999

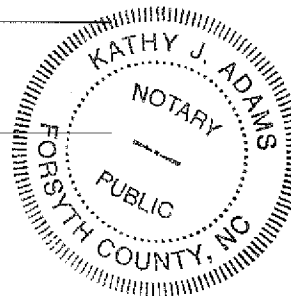
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This the 12th day of February, 2015.

Kathy J. Adams
 Notary Public

Kathy J. Adams
 Printed Notary Name



My Commission Expires: 8/23/2018

Jewel Landreth Nifong (SEAL)
Jewel Landreth Nifong

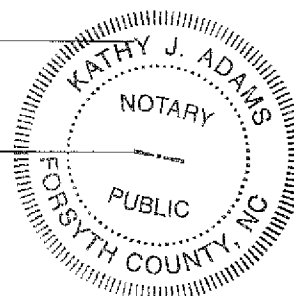
STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

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This the 12th day of February, 2015.

Kathy J. Adams
 Notary Public

Kathy J. Adams
 Printed Notary Name



My Commission Expires: 8/23/2018

EXHIBIT A

Deed from Jewal Landreth Nifong, Trustee etal
to Champ M. Jones Jr. and wife, Grace C. Jones

Beginning at an existing iron pin located South $86^{\circ} 16' 36''$ East 563.57 feet from an existing iron pipe located at the intersection of the northwestern corner of Tax Block 4403, Lot 009W (PIN# 5874-30-1316) of the Forsyth County Tax Maps as presently constituted and the southwestern corner of Tax Block 4403 Lot 123 (PIN# 5874-30-8653) of the Forsyth County Tax Maps as presently constituted: Running thence from said beginning point South $28^{\circ} 16' 25''$ East 466.11 feet to an iron pin set; thence North $86^{\circ} 15' 43''$ West 220.43 feet to an existing iron pin; thence North $00^{\circ} 07' 10''$ West 228.87 feet to an existing iron pin under a tree root and continuing North $00^{\circ} 07' 10''$ West 167.26 feet to an existing iron pin, the point and place of Beginning.

This tract contains 1.00000 acres and is a triangular tract taken from Tax Lot 123 Block 4403 (PIN# 5874-30-8653) of the Forsyth County Tax Maps as presently constituted.

This description is taken from a survey entitled "Survey for Champ M. Jones Jr. and wife, Grace C. Jones" dated November 25, 2014, said survey was prepared by Thomas a. Riccio, Professional Land Surveyor.