

**2015007410 00040**

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-06-2015 10:10:35 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: S L POINDEXTER
DPTY**BK: RE 3219****PG: 2571-2573****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: -0-

***** NO TITLE SEARCH PERFORMED OR REQUESTED *****

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Daniel K. Hicks, Esq., Ingersoll & Hicks, PLLC, P. O. Box 25167, Winston-Salem, NC 27114**ENVELOPE**This instrument was prepared by: Daniel K. Hicks, Esq., Ingersoll & Hicks, PLLC, P. O. Box 25167, Winston-Salem, NC 27114Brief description for the Index: 2.83 Ac Holler Farm Road Property Address: _____THIS DEED made this 16th day of February, 2015, by and between**GRANTORS****GRANTEE****Grace C. Jones and husband, Champ M. Jones, Jr. by and through his Attorney-in-Fact, Grace C. Jones****Ellison Creek, LLC, a North Carolina Limited Liability Company**Address: 8340 Holler Farm Rd.
Clemmons, NC 27012Address: 8340 Holler Farm Rd.
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 City of _____, Lewisville Township, Forsyth County, North Carolina and more particularly described as follows:

Grace C. Jones executes this deed as Attorney-in-Fact for her husband Champ M. Jones, Jr. under a General Power of Attorney executed by Champ M. Jones, Jr. on October 30, 2014 and recorded in the Forsyth County Register of Deeds at Book 3206, Page 2956.**"SEE ATTACHED EXHIBIT A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2801, Page 1501.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a 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, other than the following exceptions: subject to easements and restrictions of record, if any, and any 2015 ad valorem taxes.

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

Champ M. Jones, Jr. by Grace C. Jones AIF
 Champ M. Jones, Jr. by and through his
 Attorney-in-Fact, Grace C. Jones

Grace C. Jones
 Grace C. Jones

State of NORTH CAROLINA - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that **Grace C. Jones and Champ M. Jones, Jr., by and through his Attorney-in-Fact, Grace C. Jones**, 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 16 day of February, 2015.

My Commission Expires: 3-6-16
 (Affix Seal)

Daniel K. Hicks
 Daniel K. Hicks Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A"

Lewisville Township, Forsyth County, North Carolina:

BEGINNING at an iron stake, said iron stake being the Northeast corner of a 2.18 acre parcel conveyed to John B. Davis and wife, Ann W. Davis, by Deed recorded in Book 1718, at Page 2561, Forsyth County Registry; running thence with Davis' North line, South 82° 34' 38" West 548.45 feet to an iron stake; thence North 03° 37' 11" West 278.57 feet to an iron stake; thence, South 85° 56' 23" East 563.37 feet to an iron stake in the western line of property owned by Clyde Roy Nifong as described in Deed recorded in Book 1417, at Page 1230, Forsyth County Registry; thence with Nifong's West line, South 00° 10' 29" West 167.27 feet to the point and place of BEGINNING, containing 2.83 acres, more or less, and being in accordance with a survey dated March 7, 1991 by John Edward Beeson, Registered Land Surveyor. Being the northern portion of property conveyed to Kenneth W. Binkley, Jr. by Deed dated August 28, 1970, being recorded in Deed Book 1007, at Page 436, Forsyth County Registry.

Together with a permanent, nonexclusive easement for ingress, egress and regress as described in Deed Book 1007, at Page 436, Forsyth County Registry.