

**2015025820 00207**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$193.00**  
PRESENTED & RECORDED  
07/10/2015 04:35:54 PM  
**C. NORMAN HOLLEMAN**  
REGISTER OF DEEDS  
BY: S L POINDEXTER  
DPTY  
**BK: RE 3240**  
**PG: 1387 - 1389**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: \$ 193<sup>00</sup>

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6838-01-4368.00**

Mail after recording to: Grantee: 550 Manning Wood Drive, Winston-Salem, NC 27105

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

THIS DEED made this 10<sup>th</sup> day of July, 2015 by and between

**GRANTOR**

**JOHN SOUTHARD, INC.**  
a North Carolina Corporation  
2530 Lullington Drive  
Winston Salem, NC 27103

**GRANTEE**

**TADERRO MARRERO**  
Property Address:  
550 Manning Wood Drive  
Winston-Salem, NC 27105

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 3216, Pages 868-870, Forsyth County Registry.

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

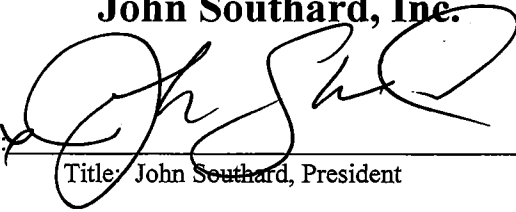
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.**

By   
Title: John Southard, President

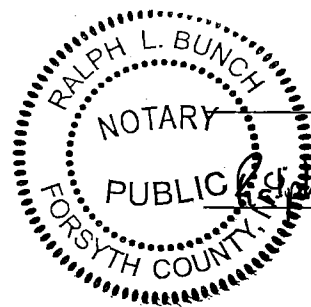
State of North Carolina – County of Forsyth

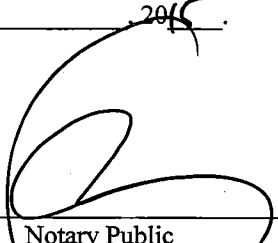
I, the undersigned Notary Public of the County and State aforesaid, certify that John Southard personally came before me this day and acknowledged that he is the President of John Southard, Inc., a North Carolina ~~limited liability company~~, and that by authority duly given and as the act of each entity, 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 10<sup>th</sup> day of July, 2015.

Corporation  
x B.

My Commission Expires: 3-9-2020



  
Notary Public  
Ralph L. Bunch  
Printed Name of Notary

(SEAL)

## Exhibit A

Beginning at an iron in the middle of Manning Wood Lane, which iron lies in the North line of the John H. Smith, Jr. tract (Deed Book 796, Page 127, Forsyth County Registry); thence with common dividing line of the first tract and the second tract (Deed Book 1040, Page 669, Forsyth County Registry) North 62 deg. 58' East 80 feet to an iron; thence continuing with the said common line North 54 deg. 23' East 60 feet to an iron; thence North 81 deg. 29' 58" West 617.52 feet to an iron in the East line of I.E. Winfrey tract (Deed Book 416, Page 49); thence with Winfrey's East line, South 05 deg. 32' West 100 feet to an iron, the common corner of P.G. McGee (Deed Book 991, Page 217) with the said Winfrey and the aforementioned John H. Smith, Jr.; thence with said Smith's North Line, South 82 deg. 49' 04" East 504.29 feet to an iron, the point and place of beginning and containing 1.212 acres, more or less, according to a survey by Joseph E. Franklin, dated April 9, 1987, and being the Southern portion of the first tract as described in Deed Book 1040, Page 669. Together with improvements located thereon; said property being located at 550 Manning Wood Drive, Winston Salem, North Carolina.

Subject to a 15 foot wide easement across the Eastern border of this property for Manning Wood Lane.

Excepted from the above described tract is the 25 feet lying West of the center line of Manning Wood Drive which Lillie M. Dalton dedicated for an easement to the NC Department of Transportation as a portion of the right-of-way of Manning Wood Drive.