



**2016027023 00056**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$238.00**

PRESENTED & RECORDED:  
**07-13-2016 10:54:23 AM**

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPT

**BK: RE 3296**  
**PG: 3074-3076**

This instrument drafted by: Darren S. Cranfill Attorney at Law, PLLC *Box 100*

After recording, mail to: Grantee @ 6295 Holder Road  
Clemmons, NC 27012

Sale of Grantors Primary

Residence? yes

Property Address: 6295 Holder Road  
Clemmons, NC 27012

Grantors Address: 396 Mountain *Park*  
State Rd N.C. 29676

Tax Parcel Number: 5894-26-2683.00 - Revenue Stamps: <sup>38 DTC</sup> ~~\$240.00~~

### NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 21<sup>st</sup> day of June, 2016, by **Johnny Lee Collins, single** ("Grantor") to **Steven T. Cornwell, single** ("Grantee").

#### WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, her heirs and assigns, a tract or parcel of land in the County of **FORSYTH** and State of North Carolina, and bounded as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This property was conveyed to the Grantor in Deed Book 2175, Page 674, Forsyth County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and his heirs and assigns forever.

And the said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2016 property taxes pro-rated to date of closing.

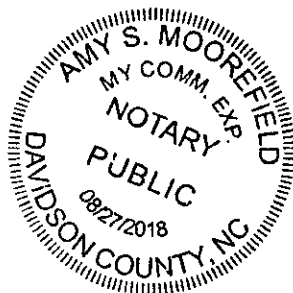
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the date first above written.

Johnny Lee Collins (SEAL)  
Johnny Lee Collins

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of the State of North Carolina, County of Davidson, do hereby certify that on the 21<sup>st</sup> day of June, 2016, before me personally appeared **Johnny Lee Collins, single**, who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that he signed it voluntarily for its stated purpose.

Witness my hand and official seal, this 21<sup>st</sup> day of June, 2016.



SEAL/STAMP

Amy S. Moorefield  
Notary Public  
My Commission Expires: 8.27.2018

## EXHIBIT "A"

The Beginning Point for this description is found by going South 78° 00' 18" East 118.71 feet from a solid existing iron pin in the northwest corner of the tract described in Deed of Trust Book 1743, page 241, Forsyth County Registry, identified as Lot 37, Block 4404, which iron pin is also in the line of Block 4404, Lot 8T and is also a southwest corner for property belonging to Florence M. Rothrock, as described in Deed Book 638, page 126. Said Beginning Point is also in the south line of Florence M. Rothrock as described in Deed Book 638, page 126, Forsyth County Registry. From said Beginning Point, and with the south boundary of the Rothrock property South 78° 00' 18" East 125 feet to a new iron pin in the line of Ruth L. Harper (Block 4404, Lot 24) and a corner for Rothrock; thence with the Harper line the following courses and distances: South 05° 27' 23" West 111.58 feet to a 2 inch existing iron pin; thence South 06° 47' 41" West 189.30 feet to a 1.25 inch existing iron pin; thence South 06° 47' 41" West 45.70 feet to an unmarked point in the road, which is 8 foot south of the center line of the paved roadway; thence within the roadway North 44° 56' 19" West 60 feet to a point; thence on a new line common to the balance of the western part of Lot No. 37 belonging to Jones North 08° 37' 57" East 47.31 feet to a new iron pin; thence continuing with the new line the following courses and distances: North 21° 50' 45" West 164.60 feet to a new iron pin; thence North 05° 38' 14" East 129 feet to the point and place of Beginning, and being .705 acres, the same being the eastern portion of Block 4404, Lot 37. All as per the Drawing No. 13501-3 prepared for Glenn A. Jones and Johnny Collins by Tutterow Surveying Company, 124 South Salisbury Street, Mocksville, NC 27028.