

**2016028534 00106**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$660.00**PRESENTED & RECORDED  
07/22/2016 11:57:48 AM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: BRITTANY BAILEY  
DEPUTY**BK: RE 3298****PG: 1520 - 1522****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$660.00**Parcel Identification Number:** 6825-37-5158.00

**This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Return to: Grantee @** 1919 Runnymede Road, Winston-Salem, NC 27104**Mail Tax Bill to:** 1919 Runnymede Road, Winston-Salem, NC 27104**Brief description for the Index:**THIS DEED made this 22<sup>nd</sup> day of July, 2016 by and between**GRANTOR**JACK FRANKLIN CANADY,  
By His Power of Attorney,  
FRANK CLAYBORNE CANADY166 Sycamore Ridge Drive,  
Bermuda Run, NC 27006**GRANTEE**

SUSIE G. VAUGHAN, Single,

1919 Runnymede Road  
Winston-Salem, NC 27104

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 "Craig Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 1640 Page 113 Forsyth County Registry.

**THIS IS  OR ISN'T  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 and 2016 property taxes to be prorated.

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

*Jack Franklin Canady*  
by his Power of Attorney  
*Frank Clayborne Canady* (SEAL)  
Jack F. Canady by his Power of Attorney  
Frank Clayborne Canady

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Amy Goodin, a Notary Public of the County of Forsyth and State of North Carolina, do hereby certify that Frank Clayborne Canady, Attorney in Fact for Jack Franklin Canady, personally appeared before me this day, and, being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Jack Franklin Canady, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 3256, Page 695, and that this instrument was executed under and by the virtue of the authority given by said instrument, granting him Power of Attorney; and that the said Frank Clayborne acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Jack Franklin Canady.

This the 22<sup>nd</sup> day of July, 2016.

My Commission Expires: 02-12-2019

*Amy Goodin*  
\_\_\_\_\_  
Amy Goodin, Notary Public

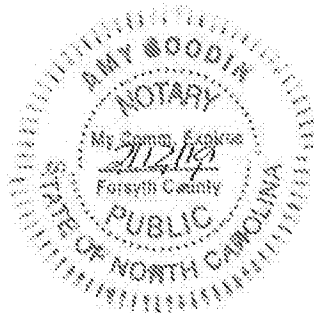


EXHIBIT "A"  
PROPERTY DESCRIPTION

TRACT 1

Beginning at an iron in the north line of Runnymede Road in the southwest corner of John R. Ellis and running thence with the northern line of Runnymede Road South  $61^{\circ} 51' 56''$  West 39.88 feet to a point; continuing thence with the north line of Runnymede Road South  $68^{\circ} 13' 37''$  West 91.54 feet to an iron in the northern line of Runnymede Road; running thence North  $22^{\circ} 50' 36''$  West 175.39 feet to an iron; running thence South  $86^{\circ} 36' 51''$  East 91.72 feet to an iron; running thence North  $16^{\circ} 27' 49''$  East 42.40 feet to an iron, Ellis' northwest corner; running thence with Ellis' west line South  $23^{\circ} 50' 16''$  East 170.49 feet, more or less, to an iron, the place of beginning, and being a portion of that property conveyed to Douglas D. Brendle by deed recorded in Deed Book 1176, Page 739.

ALSO INCLUDING a perpetual easement for gardening and/or planter bed purposes as described in the deed recorded in Book 1241, Page 1380.

TRACT 2

Beginning at an iron in the north line of Runnymede Road, being Canady's southwest corner as described in the deed recorded in Deed Book 1268, Page 286 and running thence with Brendle's line along the north line of Runnymede Road South  $75^{\circ} 40' 56''$  West 7.0 feet to an iron in said north line; running thence on a new line North  $16^{\circ} 24' 49''$  West 8.23 feet to an iron; running thence North  $01^{\circ} 28' 23''$  East 14.57 feet to an iron in Canady's west line; running thence with Canady's west line South  $22^{\circ} 50' 36''$  East 22.50 feet to an iron in the north line of Runnymede Road, the place of Beginning and containing 96 sq. ft.