

2016031830 00168

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/12/2016 02:42:41 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3302
PG: 886 - 889

CORRECTIVE

GENERAL WARRANTY DEED

Excise Tax: \$0.00

Tax Parcel ID No. 5884-39-4436.00 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee, 1575 WESTLAND LANE, CLEMMONS, NC 27012This instrument was prepared by: Graydon H. Ellis, III, The Ellis Firm, PLLC

Brief description for the Index: _____

THIS DEED, made this the ____ day of _____, 20____, by and between

GRANTOR: JEAN C. DEMPSTER YOUNTS, unmarriedwhose mailing address is 141 GREAT OAKS LANE, ROSWELL, GA 30075 and

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** JOSE OLIVASwhose mailing address is 1575 WESTLAND LANE, CLEMMONS, NC 27012 and

whose mailing address is _____

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of CLEMMONS, County of FORSYTH, State of North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

**** THIS DEED IS BEING RE-RECORDED DUE TO THE WRONG LEGAL DESCRIPTION ATTACHED TO THE ORIGINAL DEED RECORDED IN BOOK 3248, PAGE 3778****

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book _____, Page _____, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

submitted electronically by "The Ellis Firm, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor.
TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations: *Ad valorem* taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

_____ (Entity Name)	
By: _____ Print/Type Name & Title: _____	<u><i>Jean C Dempster Younts</i></u> (SEAL) Print/Type Name: <u>JEAN C. DEMPSTER YOUNTS</u>
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____ (SEAL)

State of Georgia
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
JEAN C. DEMPSTER YOUNTS

Date: 8/11/16

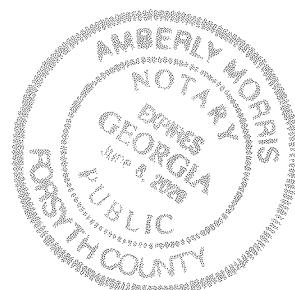
Amberly Morris

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

6-8-20

(Official/Notarial Seal)



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

EXHIBIT "A"

BEGINNING at an iron stake located in the northwest corner of the hereindescribed tract (being the northwest corner of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry) same being the northeast corner of the R. Frank Holder Property as described in Deed Book 968, Page 378, Forsyth County Registry, same also being located in the southern line of the Ernest P. Parker Property as described in Deed Book 944, Page 524, Forsyth County Registry; running thence from the Beginning point along Parker's southern line, crossing a branch, South 82 degrees 51 minutes 55 seconds East 627.45 feet to an iron stake; thence South 37 degrees 46 minutes 55 seconds West 246.82 feet to an iron stake; thence on a new line South 23 degrees 30 minutes 01 second West 107.82 feet to an iron stake; thence on a new line South 05 degrees 20 minutes 39 seconds East 115.85 feet to an iron stake; thence South 43 degrees 25 minutes 15 seconds East 131.95 feet to an iron stake; running thence on a new line South 07 degrees 48 minutes 00 seconds West 27.95 feet to a new iron stake; running thence on a new line South 45 degrees 59 minutes 27 seconds East 5.73 feet to a new iron stake; running thence on a new line South 40 degrees 50 minutes 01 second West 78.55 feet to a new iron stake; running thence on a new line South 10 degrees 20 minutes 49 seconds West 29.59 feet to a new iron stake located in a northern line of the Hubbard Realty of Winston-Salem, Inc. Property as described in Deed Book 1222, Page 466, Forsyth County Registry; running thence with a northern line of said Hubbard Realty Property North 86 degrees 16 minutes 40 seconds West 89.66 feet to an iron stake; running thence along an eastern line of said Hubbard Realty Property North 51 degrees 36 minutes 42 seconds West 535.88 feet to an iron stake; running thence along an eastern line of the Hubbard Realty Property and falling in with the eastern line of the R. Frank Holder Property North 05 degrees 38 minutes 09 seconds East 366.45 feet to an iron stake, the point and place of the BEGINNING, containing 6.387 acres, more or less, and being an eastern portion of the Jean C. Dempster Property as described in Deed Book 1025, Page 401, Forsyth County Registry, all as per the survey of Thomas A. Riccio, R.L.S. made June 15, 1987, drawing number 87-064A, and being a portion of Tax Lot 32 of Forsyth County Tax Block 4433.

Together with that perpetual right and easement of ingress, egress, and regress described in that Deed of Easement recorded in Deed Book 854, Page 80, Forsyth County Registry, said easement being appurtenant to and running with the hereinabove described land and same is hereby granted to the grantee and her successors in title forever.

This conveyance is subject to a perpetual right and easement of ingress, egress, and regress over and upon the southwest corner of the hereinabove described property, which easement the grantor has conveyed and granted for the benefit of that property described in Deed Book 1619, Page 96, Forsyth County Registry, and upon which the grantor hereby reserves and retains unto herself and her successors in title forever a perpetual right and easement of ingress, egress, and regress, said easement being appurtenant to and running with the hereinabove described land, and same being more particularly described as follows:

BEGINNING at a new iron stake located in a southern line of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry, same being located in the southwestern corner of the herein described easement, and same being located the following two courses and distances from the southwest corner

of Lot 24 (said corner being located in the northern right of way line of Westland Land) of Westland, Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, as follows: North 26 degrees 19 minutes 21 seconds East 72.56 feet to an iron stake and North 86 degrees 16 minutes 40 seconds West 120.64 feet to an iron stake (the beginning point); running thence from the Beginning point North 10 degrees 20 minutes 49 seconds East 29.59 feet to an iron stake; running thence North 40 degrees 50 minutes 01 second East 78.55 feet to an iron stake; running thence South 49 degrees 10 minutes 00 seconds East 25.0 feet to a point; running thence South 40 degrees 50 minutes 01 second West 71.74 feet to a point; running thence South 10 degrees 20 minutes 49 seconds West 19.87 feet to a point; running thence North 86 degrees 16 minutes 40 seconds West 25.17 feet to an iron stake, the point and place of the Beginning, all as per the survey of Thomas L. Riccio, R.L.S., made June 15, 1987.