

2017017883 00142FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$192.00**

PRESENTED & RECORDED

05/09/2017 03:22:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3346**PG: 199 - 201****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$192.00**Tax Parcel Identification Number:** 6833-26-7914.000

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.

NO TITLE SEARCH PERFORMED OR REQUESTED**Return to:** Grantee**Mail Tax Bill to:** 3740 Konnoak Drive, Winston-Salem, NC 27107**Brief description for the Index:** Portion of Lot No. 3; Lot #1, Map of Felix Ray Sink PropertyTHIS DEED made this 24 day of March, 2017 by and between**GRANTOR**

GRACE F. MILLER, Widow,
By her Attorney-In-Fact
KATHY M. HOLLOMAN

6651 Belfield Court
Clemmons, NC 27012

GRANTEE**ERNEST R. DUBOSE**

3740 Konnoak Drive
Winston-Salem, NC 27107

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 "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 837, Page 314, Forsyth County Registry.

THIS IS ✓ OR IS NOT THE GRANTOR'S 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: subject to easements and restrictions of record, if any; and 2017 property taxes.

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

Grace F. Miller By Kathy M. Holloman (POA) (SEAL)
GRACE F. MILLER, by her Attorney-In-Fact, KATHY M. HOLLOMAN

State of North Carolina – Forsyth County

I, Darlene S. Rierson, a Notary Public of Forsyth County, North Carolina do hereby certify that Kathy M. Holloman, either being personally known to me or proven by satisfactory evidence in the form of a driver's license, who is the Attorney-in-Fact for Grace F. Miller, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Grace F. Miller, and that her 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 Book 2682 Page 1275, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Kathy M. Holloman acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Grace F. Miller. I do further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal this the 24 day of March, 2017.

Darlene S. Rierson
Notary Public

DARLENE S. RIERSON
Notary Printed Name

My commission expires: 12/26/2020



EXHIBIT "A"
PROPERTY DESCRIPTION

FIRST TRACT: Lying and being in Broadbay Township, and beginning at an iron stake on the west side of Konnoak Drive, formerly Holton Street Extension, said iron stake being Philip Hedrick's old northeast corner on the west side of Konnoak Drive, said iron stake being 16.41 feet westwardly from the center of the aforesaid street; running thence northwardly North $00^{\circ} 25'$ East along the west side of Konnoak Drive, 100 feet to an iron stake on the west side of aforesaid street, a new corner of Felix Ray Sink; thence North $84^{\circ} 28'$ West a new line along aforesaid Sink 211 feet to an iron stake, a new corner of said Sink; thence South $03^{\circ} 06'$ West a new line 100 feet to iron stake, a new corner of Felix Ray Sink in Philip Hedrick's old north line; thence South $84^{\circ} 32'$ East along the old north line of Philip Hedrick 215.73 feet to the point of Beginning, containing 21,336 square feet including one-half of Konnoak Drive, or in all 22,977 square feet, as surveyed by June Lineback, see deed recorded in Book 457, page 641. Being a portion of Lot No. 3, of the Longworth Place, recorded in Plat Book 2, page 85, in the office of the Register of Deeds of Forsyth County, North Carolina.

SECOND TRACT: Lying and being in Broadbay Township, and being known and designated as Lot No. 1 as shown on map of Felix Ray Sink property as recorded in Plat Book 13, page 73, in the office of the Register of Deeds of Forsyth County, North Carolina.