



2017021288 00071

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED:
06-01-2017 11:26:20 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3350
PG: 1109-1111

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$100.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 6834-55-1793.000

Mail after recording to: Box 24; Tax bills to Grantee @ 2412 Lomond St, Winston-Salem, NC 27127
This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 1st day of JUNE, 2017 by and between

GRANTOR

BUNNY T. LLEWELLYN, widow
2945 REYNOLDA RD., APT. 217
WINSTON SALEM, NC 27106

GRANTEE

EMILIE W. JOHNSON
2435 LOMOND STREET
WINSTON SALEM, NC 27127

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:

Located on Lomond Street, and BEING known and designated as Lot No. 11, in Block 66, as shown on the map of Winston-Salem Land and Investment Company Property, as recorded in Plat Book 4, Page 147 (also recorded in Deed Book 40, Page 395) in the Office of the Register of Deeds of Forsyth County, North Carolina.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1728, Page 3328, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 147, and referenced within this instrument.

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.

1

(ENTITY NAME)

Bunny T. Llewellyn ^{BY POA} *Jonathan Guyer* (SEAL)
BUNNY T. LLEWELLYN BY POA JONATHAN GUYER

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

(SEAL)

NORTH CAROLINA _____ COUNTY

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: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

NORTH CAROLINA _____ COUNTY

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: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

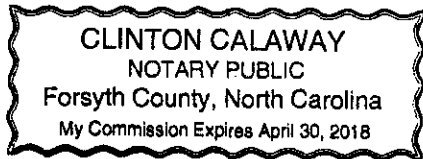
Print Notary Name: _____

STATE OF NC
COUNTY OF FORSYTH

I, CLINT CALAWAY, A NOTARY PUBLIC OF FORSYTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT **JONATHAN GUYER ATTORNEY-IN-FACT FOR BUNNY LLEWELLYN** PERSONALLY APPEARED BEFORE ME THIS DAY, AND BEING BY ME DULY SWORN, SAYS THAT HE EXECUTED THE FOREGOING AND ANNEXED INSTRUMENT FOR AND IN BEHALF OF **BUNNY LLEWELLYN** 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 BOOK 3319 PAGE 323 AND THAT THIS INSTRUMENT WAS EXECUTED UNDER AND BY VIRTUE OF THE AUTHORITY GIVEN BY SAID INSTRUMENT GRANTING HIM POWER OF ATTORNEY; THAT THE SAID **JONATHAN GUYER** ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING AND ANNEXED INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED FOR AND IN BEHALF OF THE SAID **BUNNY LLEWELLYN**.

I DO FURTHER CERTIFY THAT I AM NOT A PARTY TO THE ATTACHED INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ^{1st} DAY OF JUNE, 2017.



[Handwritten signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: *4/30/18*