



2017039211 00292

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

09-29-2017 03:50:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY EVELYN R. DIXON

DPT

BK: RE 3370**PG: 3766-3769**

Return to: Box 68

This instrument prepared by: Renita Thompkins Linville

NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 26th day of September 2017, by and between Alvin Douglas Johnson as Executor of the Estate of Alice Johnson and Alvin Douglas Johnson individually and wife, Marion C. Johnson of 401 East 28th Street, Winston-Salem, North Carolina referred to as "Grantors"; and Alvin Douglas Johnson and wife, Marion C. Johnson of 401 East 28th Street, Winston-Salem, North Carolina as Tenants by the Entirety, hereinafter referred to as "Grantees";

WITNESSETH

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these present do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION, WHICH IS HEREBY INCORPORATED BY REFERENCE.

No Title or Lien Search requested or performed.

No Closing. No Taxable Consideration

Lien status on the property unknown to the Drafter. Gift Deed

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenants with the Grantees, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinafter described is subject to the following exceptions:

Save and except easements, restrictions and right-of-way of record, if any.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year above first written.

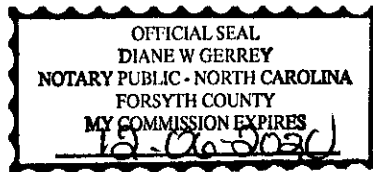
Alvin Douglas Johnson (SEAL)
Alvin Douglas Johnson

Marion C. Johnson (SEAL)
Marion C. Johnson

Forsyth County, North Carolina

I certify that the person(s) personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alvin Douglas Johnson and wife, Marion C. Johnson.

Date: September 26, 2017



(Official Seal)

Diane W. Gerrey
Notary Public
My Commission Expires: 12-06-2020

Exhibit "A"

Tract One

Being sometimes known as 401 East 28th Street, and BEGINNING at an iron stake on the North side of 28th Street, being the Northeast intersection of Glenn Avenue and 28th Street, thence East along the North side of 28th Street 52.5 feet to an iron stake; thence North parallel with Glenn Avenue 140 feet to an iron stake in the South line of a 10 foot alley; thence West along the South side of said 10 foot alley 52.5 feet to an iron stake in the East line of Glenn Avenue 140 feet to an iron stake, the place of BEGINNING, and being known and designated as Lot No. 10, Block 23, as shown on the map entitled "Bon Air" property as recorded in Plat Book 3, page 25 in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 401 E. Twenty Eighth Street
Winston-Salem NC 27105

PIN: 6836-36-6733.000

Tract Two

BEGINNING at an iron stake on the north side of 28th Street 52.5 feet east of the north-east intersection of Glenn Avenue and 28th Street; thence north parallel with Glenn Avenue 140 feet to an iron stake in the south line of a 10-foot alley; thence east along the south line of said 10-foot alley 52.5 feet to an iron stake; thence south parallel with Glenn Avenue 140 feet to an iron stake in the north line of 28th Street; thence west along the north line of 28th Street 52.5 feet to an iron stake, the place of BEGINNING; being Lot #11, Block 23, as shown on the map of Bon Air Property, plat of which is recorded in Plat Book 3, page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This deed is made subject to provisions and restrictions contained in Deed Book 204, page 269.

Property Address: 0 Twenty Eighth Street
Winston-Salem, NC 27105

PIN: 6836-36-6793.000

Tract Three

BEGINNING at an iron stake in the north line of 28th Street, said iron stake being 105.0 feet eastwardly from the northeast intersection of 28th Street and Glenn Avenue, and being also the southeast corner of Lot 11, running thence with the east line of said Lot 11, Northwardly 140.0 feet to an iron stake, the northeast corner of Lot 11 in the south line of a 10 foot alley; thence with the south line of said alley, eastwardly 52.5 feet to an iron stake, the northwest corner of Lot 22 in the south line of said alley; thence with the west line of Lot 22, southwardly 140.0 feet to an iron stake the south-west corner of Lot 22 in the north line of 28th Street; thence with the north line of 28th Street, westwardly 52.5 feet to an iron stake the place of BEGINNING. Being known and designated as Lot 12, Block 1171, Forsyth County Tax Map and known also as Lot 12, Block 23 on the Map of Bon Air recorded in Plat Book 3 at Page 25(5) in the office of Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to easements and restrictions, if any, of record.

Property Address: 0 Twenty Eighth Street
Winston-Salem, NC 27105

PIN: 6836-36-7743.000

The intent of this deed is to create tenants by the entireties between the grantees.

Further, the intent of this deed is not to combine said properties into one taxable lot.