



2017041499 00098

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$20.00

PRESENTED & RECORDED:
10-17-2017 11:42:26 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3373
PG: 1533-1535

Box 179

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$20.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2017.
BY: _____

Mail/Box to: GRANTEE @ See Address Below

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot 101, Block 5175 as shown on the Forsyth County Tax Map

<i>GRANTORS</i>	<i>GRANTEE</i>
<p>ERNEST LEE FORD and wife, ARNETTE LAVONNE FORD 3011 Mountain Brook Trail Winston-Salem, NC 27051</p>	<p>WILLIAM BLAKE WALKER, unmarried 1075 Bailey Road Germanton, NC 27019</p>

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 Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

Forsyth County Tax Pin: 6867-77-5224.00

PROPERTY ADDRESS: 3011 Mountain Brook Trail, Winston-Salem, 27105

As per NCGS § 105-317.2 the foregoing property does include the primary residence of the Grantor(s).
The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 3008 Page 1771.
A map showing the above-described property is recorded in Plat Book ____ at Page ____.
The 2016 taxes have been paid in full.

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:

ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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

Ernest Lee Ford (SEAL)
ERNEST LEE FORD

Arnette Lavonne Ford (SEAL)
ARNETTE LAVONNE FORD

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2018</u></p> </div>	<p>State of NC – County of Forsyth</p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid, certify that ERNEST LEE FORD personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>17th</u> day of <u>October</u>, 2017.</p> <p><u>Karen S. Branscome</u> Notary Public My Commission Expires: <u>4-15-2018</u></p>
<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2018</u></p> </div>	<p>State of NC – County of Forsyth</p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid, certify that ARNETTE LAVONNE FORD personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>17th</u> day of <u>October</u>, 2017.</p> <p><u>Karen S. Branscome</u> Notary Public My Commission Expires: <u>4-15-2018</u></p>

Exhibit "A"

Beginning at an iron stake the Northeast intersection of Baux Mountain Road and Mountain Brook Trail, thence from said point of beginning and with the Northern right of way line of Mountain Brook Trail, South 87 degrees 00 minutes East 244.47 feet to an iron stake the Southwest corner of Lot 1 as shown on the plat of section one of Laural Springs recorded in Plat Book 23, Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the West line of Lot 1, North 06 degrees East 54.85 feet; thence North 87 degrees West 234 feet, more or less to the Eastern right of way line of Baux Mountain Road; thence with the Eastern right of way line of Baux Mountain Road, South 16 degrees 47 minutes West 54.86 feet to the point and place of Beginning. Being known as Tax Lot 101, Block 5175 as shown on the Forsyth County Tax Map.