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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
11-15-2017 04:03:57 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3378  
PG: 1419-1422

Orig to:  
Brenda Gilliam  
Prepared by (without title work):

Excise Tax: NTC

Jeremy S. Shrader, Esq.  
Carruthers & Roth, P.A.  
235 North Edgeworth Street  
Greensboro, North Carolina 27401  
(as counsel to Grantee only)

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

FORSYTH COUNTY

THIS SPECIAL WARRANTY DEED is made effective as of the 31 day of August, 2017, by Matthew Craig St. John and wife, Lori Foust St. John, both residents of Gaston County, North Carolina having an address of 1505 W. WILLIAM DR, CASTONIA ("Grantor"), and Brenda C. Gilliam (formerly known as Brenda C. St. John), a resident of Yadkin County, North Carolina, having a mailing address of 2308 Bethel Church Road, Yadkinville, North Carolina 27055 ("Grantee").

The Property (as defined below) is not the principal residence of Grantor.

WITNESSETH:

That Grantor and Grantee were previously married and while married Grantor and Grantee acquired the Property pursuant to that certain Forsyth County, North Carolina General Warranty Deed recorded in Book 2154, Page 2768 in the Office of the Register of Deeds of Forsyth County, North Carolina.

That Grantor and Grantee became divorced pursuant to that certain Judgment (10 CVD 2833) filed on July 26, 2010 in the General Court of Justice, District Court Division, Forsyth County (the "Judgment").

That pursuant to the terms and conditions of the Judgment, Grantor and Grantee were to sell the Property and split the profits of such sale evenly between Grantor and Grantee.

That in light of the terms and conditions of the Judgment, Grantor and Grantee have decided that Grantor shall convey any and all of Grantor's interest in the Property to Grantee and Grantee shall, in Grantee's sole discretion, keep the Property and/or sell the Property and in the event Grantee elects to sell

the Property, then Grantee shall be entitled to all of the proceeds of such sale and Grantor shall not be entitled to any of the proceeds of such sale.

That Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of Grantor's interest that certain lot or parcel of land located in Middlefork Township, Forsyth County, North Carolina being more particularly described on Exhibit A, a copy of which is attached hereto and is incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend said title against the lawful claims of all persons claiming by, under or through Grantor, except for the following exceptions:

All easements, restrictions, and rights of way of record, and the lien of ad valorem property taxes for the current year and any subsequent years.

Lori Foust St. John, wife of Matthew Craig St. John, joins in the execution of this Special Warranty Deed solely for the purpose of consenting to the conveyance of the Property and waiving, releasing and disclaiming any and all inchoate marital rights she may now have or hereafter acquire in and to the Property and Lori Foust St. John does not join in the making of any warranty contained herein regarding the Property.

[SIGNATURE BEGINS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of the day and year first above written.

GRANTOR

*[Signature]*  
Matthew Craig St. John  
*[Signature]*  
Lori Foust St. John

Croston County, State of North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document: **Matthew Craig St. John.**

Date: October 2, 2017

*[Signature]*  
Print Name: Olya Esquivel  
My Commission expires: 12/27/21



\_\_\_\_\_ County, State of North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document: **Lori Foust St. John.**

Date: October 2, 2017

*[Signature]*  
Print Name: Olya Esquivel  
My Commission expires: 12/27/21



Exhibit A**The Property**

All of that certain lot, parcel or tract of land lying and being in Middlefork Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron in the eastern right-of-way line of Old Rural Hall Road (SR 2207), said iron also being located South 31° 56' 50" East 50 feet from an iron at the northwest corner of the grantors and the southwest corner of the property of Ermal Blankenship (see deed recorded in Book 1823, Page 1667); running thence on a new line with the grantors the following courses and distances: North 57° 29' 10" East 177.98 feet to an iron; on a curve to the right a chord course and distance of South 86° 07' 40" East 99.94 feet to an iron; South 75° 31' 50" East 130.44 feet to an iron; South 75° 31' 50" East 3.90 feet to an iron; on a curve to the right a chord course and distance of South 49° 21' 50" East 30.87 feet to an iron; South 23° 11' 50" East 78.59 feet to an iron; South 20° 11' 50" East 58.35 feet to an iron; South 17° 11' 40" East 81.58 feet to an iron in the north line of Donald Lynn Dillingham (see deed recorded in Book 1700, Page 1520); running thence with his northern line South 74° 40' 30" West 297.36 feet to an iron pipe in the eastern right-of-way line of Old Rural Hall Road; running thence with the eastern right-of-way line of Old Rural Hall Road the following three courses and distances: North 39° 41' 30" West 155.81 feet to an iron pipe; North 37° 54' 00" West 99.55 feet to an iron pipe; and North 31° 56' 50" West 58.73 feet to an iron, the BEGINNING. Containing 2.470 acres, more or less, according to a survey by William Franklin Tatum, R.L.S. on December 27, 2000. Also being informally known as part of Lot 15J of Block 2995 as shown on the Forsyth County Tax Maps as presently constituted.

TOGETHER with a perpetual non-exclusive easement for the purpose of ingress and egress over a 30 feet wide roadway, the center line of which is described as follows: BEGINNING at an iron in the eastern right-of-way line of Old Rural Hall Road (SR 2207), said iron also being located South 31° 56' 50" East 15 feet from an iron at the northwest corner of the grantors and the southwest corner of the property of Ermal Blankenship (see deed recorded in Book 1823, Page 1667); running thence on the following eight courses and distances: North 57° 29' 10" East 44.33 feet to a point; on a curve to the right a chord course and distance of North 68° 43' 50" East 160.55 feet to a point; on a curve to the right a chord course and distance of South 84° 24' 30" East 85.48 feet to a point; South 75° 31' 50" East 134.34 feet to a point; on a curve to the right a chord course and distance of South 49° 21' 50" East 44.10 feet to a point; South 23° 11' 50" East 78.59 feet to a point; on a curve to the right a chord course and distance of South 20° 11' 50" East 59.92 feet to a point; and South 17° 11' 40" East 82.07 feet to a point in the north line of Donald Lynn Dillingham's property.