

**2018028800 00020**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 07/27/2018 08:24:19 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3417****PG: 274 - 277**

Mail deed and tax bills to Grantee: **3264 Amos Watson Road, Walkertown, NC 27051**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284  
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: NTC

Brief description: **Lot 1, Jacob T. Watson property**

### GENERAL WARRANTY DEED

THIS DEED made this 23<sup>rd</sup> day of July, 2018, by and between:

<p><b>GRANTOR:</b></p> <p><b>ALMA D. AMOS (unmarried/widow)</b>  <b>and</b>  <b>JERRY L. AMOS, Trustee of the Amos Family</b>  <b>Irrevocable Trust U/A dated April 25, 2006</b></p> <p>Grantor address:  c/o Mr. Jerry L. Amos  3247 Amos Watson Road  Walkertown, NC 27051</p>	<p><b>GRANTEE:</b></p> <p><b>JACOB TODD WATSON</b>  <b>and</b>  <b>JEFFERY T. WATSON</b>  <b>as joint tenants with right of survivorship</b></p> <p>Grantee address:  c/o Mr. Jeffery T. Watson  3264 Amos Watson Road  Walkertown, NC 27051</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **3228 Amos Watson Road, Walkertown, NC 27051**

(Note: In the deed recorded in Book 2656, Page 4327, Forsyth County Registry, Alma D. Amos retained a life estate and a Special Power of Appointment. By the execution of this deed, it is Alma D. Amos' intention to convey any and all interest that she has in this property including but not limited to the life estate and the Special Power of Appointment.)

Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



Alma D. Amos (unmarried/widow)

(Seal)

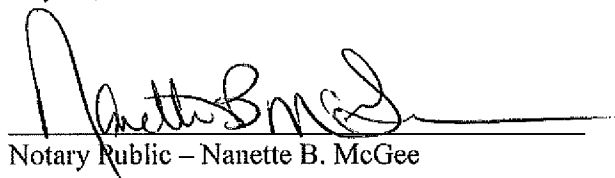
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

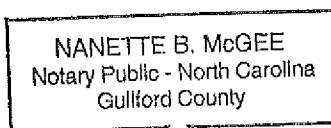
**Alma D. Amos**

July 23, 2018

Place notary seal below this line:



Notary Public – Nanette B. McGee



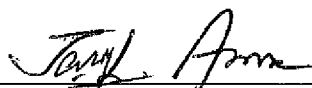
My Commission Expires: September 24, 2020

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



(Seal)

**Jerry L. Amos, Trustee of the Amos Family Irrevocable Trust U/A dated April 25, 2006**

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Jerry L. Amos**

July 23, 2018

Place notary seal below this line:



Notary Public – Nanette B. McGee

NANETTE B. McGEE  
Notary Public - North Carolina  
Guilford County

My Commission Expires: September 24, 2020

## **EXHIBIT A**

**Jacob Todd Watson and Jeffery T. Watson**  
**Lot 1, Jacob T. Watson property**  
**3228 Amos Watson Road**

### **Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 1 (1.035 acres) of Jacob T. Watson property**, a map and plat of which is recorded in **Plat Book 67, Page 193** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith and this property is subject to the easement and/or right of way of Amos Watson Road, a private road, as shown on the plat recorded in Plat Book 67, Page 193, Forsyth County Registry and any and all easements appurtenant to this property including but not limited to the easements described and/or referenced in Plat Book 67, Page 193; Book 1307, Page 514; Book 1307, Page 516; Book 1611, Page 1543; Book 1750, Page 1337; Book 1813, Page 532 and Book 2656, Page 4327, Forsyth County Registry. Furthermore, this property is subject to the Road Maintenance Agreement recorded in Book 2695, Page 2434, Forsyth County Registry.

This is part of the property described in Book 2656, Page 4327 (Tract 2) and Book 2990, Page 343 (Tract 2), Forsyth County Registry and is designated as part of Tax PIN 6868-54-7038.00 (Block 5171, Lot 307B) on the Forsyth County tax maps.