

**2019026915 00178**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$216.00**

PRESENTED &amp; RECORDED

07/11/2019 03:39:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3470****PG: 3093 - 3095****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 216.00Parcel Identifier No. 6833-09-1248.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 10th day of July, 2019, by and between**GRANTOR**JASON A. BROWN and wife,  
REBECCA J. BROWN  
6002 DEER HUNTER LANE  
LEXINGTON, NC 27295**GRANTEE**DARRELL D. BROWN, JR  
3350 ROSEMONT AVENUE  
WINSTON-SALEM, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of WINSTON-SALEM, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2139 page 4498.All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 4 page 106.

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:

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

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_ Print/Type Name: JASON A. BROWN (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: REBECCA J. BROWN (SEAL)

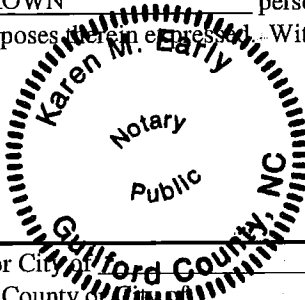
By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that JASON A. BROWN and wife, REBECCA J. BROWN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of July, 20 19.

My Commission Expires: 12-9-23  
(Affix Seal)



Karen M. Early  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

**EXHIBIT "A"**

Beginning at an existing ½ inch iron rod located in the western right-of-way of Rosemont Avenue (25 feet from the centerline), said rod being the southeast corner of Lot 24 of Rosemont, Plat Book 4, Page 106, said rod being 250 feet north of the northern right-of-way of Catawba Street (formerly Spring Avenue); thence with the southern line of Lot 24 N 87 degrees 30 minutes 52 seconds W 149.80 feet to an existing ½ inch iron rod, said rod being the southwest corner of Lot 24; thence with the western line of Rosemont and the eastern line of Lot 13 of Plat Book 27 Page 58 N 02 degrees 28 minutes 41 seconds E. 74.89 feet, crossing the northwest corner of Lot 24 to an existing ½ inch iron rod; thence a new line through Lot 25 S 87 degrees 32 minutes 02 seconds E 149.83 feet to an existing ½ inch iron rod in the western right-of-way of Rosemont Avenue, thence with the western right-of-way of Rosemont Avenue S 02 degrees 30 minutes 00 seconds W 74.94 feet to the point of beginning, containing 11223 square feet. Lot is all of Lot 24 and the southern portion of Lot 25 of Rosemont.