

2019039708 00003FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$367.00**

PRESENTED & RECORDED

10/04/2019 08:09:33 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3485**PG: 2925 - 2927****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$367.00**Tax Parcel Identification Numbers:** 6813-93-0211.000 and 6813-83-8398.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: Grantee, 1776 Janita Dr. Winston-Salem, NC 27127**Mail Tax Bill to:** Grantee, 1776 Janita Dr. Winston-Salem, NC 27127**Property Address:** 1776 & 0 Janita Drive, Winston-Salem, NC 27127**Brief description for the Index:** Lots 1 and 2, Property of Joseph MattimoreTHIS DEED made this 1st day of October, 2019 by and between**GRANTOR**JOSEPH M. MATTIMORE
and wife,
RHONDA W. HERRMANN1418 Miller Street
Winston-Salem, NC 27103**GRANTEE**

JORDAN LEE BRANCH

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 in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 2582, Page 4296, Forsyth County Registry.

THIS IS _____ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 Grantor covenants with 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: together with and subject to valid and enforceable restrictive covenants and encumbrances of record; and 2019 property taxes.

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

Joseph M. Mattimore (SEAL)
JOSEPH M. MATTIMORE

Rhonda W. Herrmann (SEAL)
RHONDA W. HERRMANN



STATE OF NC

COUNTY OF FORSYTH

I, Alice A. Sherman, a Notary Public for the County of FORSYTH and State of North Carolina, do hereby certify that Joseph M. Mattimore and wife, Rhonda W. Herrmann, either being personally known to me or proven by satisfactory evidence (said evidence being NC D.L.), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 1st day of OCTOBER, 2019.

Alice A. Sherman
Notary Public
Name: Alice A. Sherman
My Commission Expires: 5-10-23

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING an iron in the northwest corner of the property of Larry Cigliano (see Deed Book 1212, Page 1013, Forsyth County Registry); thence along the eastern margin of a reserved thirty-foot wide road (see Deed Book 2113, Page 3949, Forsyth County Registry), North $18^{\circ} 00' 00''$ East 335.67 feet to a point; thence continuing along the eastern margin of said thirty-foot wide reserved road, North $15^{\circ} 04' 40''$ West 149.33 feet to an iron; thence with the southern line of the property of Johnny Cain (Deed Book 2526, Page 3341, Forsyth County Registry), North $61^{\circ} 38' 20''$ East 217.55 feet to an iron in the western margin of the sixty-foot right-of-way for Janita Drive (a public road as noted on the below-referenced survey); thence with the western margin of Janita Drive, South $07^{\circ} 44' 00''$ East 352.62 feet to a point; thence continuing with the curving western margin of Janita Drive, South $15^{\circ} 35' 06''$ East a chord distance of 170.50 feet (on a radius of 624.01 feet, an Arc Length of 171.03 feet, a Tangent of 86.05 feet and a Delta of $15^{\circ} 42' 13''$) to a point; thence South $23^{\circ} 26' 13''$ East 52.12 feet to a point; thence leaving Janita Drive's western margin and proceeding along the northern line of the property of Jason Ellison (see Deed Book 2074, Page 1545, Forsyth County Registry), South $77^{\circ} 30' 00''$ West 92.33 feet to an iron; thence North $87^{\circ} 00' 00''$ West 280.56 feet to an iron in the northwest corner of the property of Larry Cigliano, THE POINT AND PLACE OF BEGINNING. Containing 2.920 acres, more or less. All according to an unrecorded survey of David Bradley Coe; L-3320 of Coe Forestry & Surveying; P.O. Box 36; Wallburg, NC 27373. Dated 1 July 2005. Job No. 2005140.

The above-described property being the same property shown as Lots 1 and 2 on the plat of the Property of Joseph Mattimore recorded in Plat Book 53, Page 193, Forsyth County Registry.