

2019047701 00053

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

\$100.00

PRESENTED & RECORDED

11/26/2019 10:40:58 AM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3495

PG: 763 - 765

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Block 5171, Lot 307C

PIN 6868-63-0825

Grantor Address: 3264 Amos Watson Road
Walkertown, NC 27051

Grantee's Address: 3228 Amos Watson Road
Walkertown, NC 27051

This instrument was prepared by: R. Brandt Deal-Box 9

Brief Description for the Index: Lot 1, Jacob T. Watson Property, PB 67, PG 193

This Deed made this 26th day of November, 2019, by and between

GRANTOR: Jeffery T. Watson and wife, Karen A. Watson

GRANTEE: Jacob T. Watson, unmarried

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 Grantors, 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 incorporated herein by reference.

All or a portion of the property herein conveyed does not include the primary residence of the Grantors.

Jeffery T. Watson, as Grantor, hereby reserves unto himself, a right of First Refusal to purchase the subject property, should the Grantee decide to sell all or a portion of the property as described in the attached Exhibit "A".

Jeffery T. Watson, as Grantor, reserves unto himself access to, and use of, a portion of the garage area for so long as Grantee is the owner of the property. This access shall terminate at such time as Grantee no longer owns the subject property or dies. Use of the garage is not exclusive and both Grantor and Grantee agree to allow the other reasonable access and use of the premises.

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 Grantors covenant with the Grantee, the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will

submitted electronically by "Hatfield, Mountcastle, Deal, VanZandt & Mann, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any and 2019 ad valorem taxes.

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

Jeffery T. Watson (Seal)
 Jeffery T. Watson

Karen A. Watson (Seal)
 Karen A. Watson

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Lorie D. Jones, A Notary Public of Forsyth County, State of North Carolina, certify that Jeffery T. Watson and wife, Karen A. Watson personally came before me this day and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 26th day of November, 2019.

Lorie D. Jones
 Notary Public

(Notary Seal)

My Commission Expires: 10/15/23

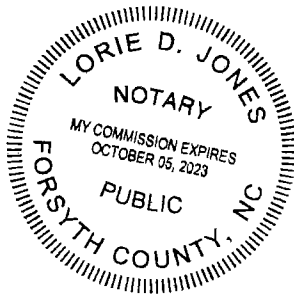


EXHIBIT A

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 3424; 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.