

2020000798 00037FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$420.00**

PRESENTED & RECORDED

01/08/2020 09:20:40 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3501**PG: 4461 - 4462****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 420.00

Parcel Identifier No.: 6825-78-6306.00 (Block 1125, Lot 101B)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 180 Sims Drive, Lewisville, NC 27023

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: part of Lot 74, Summit Street Extension

THIS DEED made this 31ST day of December, 2019, by and between,

GRANTOR	GRANTEE
<p align="center">CONNIE A. SOUTHARD (a/k/a CONSTANCE C. SOUTHARD), widow; and, RONALD S. JOHNSON and wife, JOAN M. JOHNSON</p>	<p align="center">JOHANNE MARY MITCHELL</p>
<p align="center">Mailing Address: 1408 Reynolda Road, Winston-Salem, NC 27104</p>	<p align="center">Mailing Address: 180 Sims Drive, Lewisville, NC 27023</p>

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the north side of the West End Boulevard at the southwest corner of lot #75, running thence northwestwardly along line of lot 75, 123 feet to an iron stake on northwest corner of lot 75, thence southwestwardly along line of lot 74, 20 feet to an iron stake, Chatam's corner, thence southeastwardly along Chatam's line 123 feet or more to an iron stake on north side of West End Boulevard, thence northeastwardly along West End Boulevard 20 feet to an iron stake, the place of beginning, being a part of lot 74 on plat of Summit Street Extension, recorded in Plat Book #1, Page 52, in Register of Deeds' Office of Forsyth County, see Deed from B. B. Walker and wife, Mary F. Walker to Robert W. Miller and wife, Annie B. Miller recorded in Book 266, Page 253 Office of Register of Deeds of Forsyth County.

TOGETHER WITH the easement for access, ingress and egress to the property described above over the property known as 453 and 457 West End Boulevard as recorded in Book 3501, Page, 4394, Forsyth County Registry, reference to which is hereby made for a more particular description.

submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property Address: 461 West End Boulevard, Winston-Salem, NC 27101

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1830, Page 4096, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 1, Page 52.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Constance C. Southard (SEAL)
Constance C. Southard

Ronald S. Johnson (SEAL)
Ronald S. Johnson

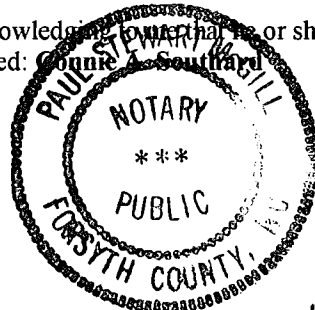
Joan M. Johnson (SEAL)
Joan M. Johnson

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: Constance C. Southard

Date: 12/31/19

Paul Stewart McGill
Notary Public



Paul Stewart McGill
printed or typed name of notary public

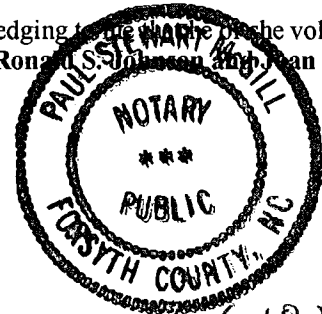
My Commission Expires: 6/8/24

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: Ronald S. Johnson and Joan M. Johnson.

Date: 12/31/19

Paul Stewart McGill
Notary Public



Paul Stewart McGill
printed or typed name of notary public

My Commission Expires: 6/8/24