

2020001098 00071FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$410.00**

PRESENTED & RECORDED

01/09/2020 12:33:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3502**PG: 1326 - 1329****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$410.00

Parcel Identifier No. 6853-09-4909

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Jason T. Grubbs, a North Carolina licensed attorney, for Coltrane Grubbs Orenstein, PLLC.

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: 22.56 Acres Along Willard Road

THIS DEED made the 8 day of January, 2020, by and between

GRANTOR	GRANTEE
Judith Phillips Stanton and spouse, Peter Harkins	Megan A. Joseph and husband, Gregory Joseph
Grantor Address: 4650 Old Graham Road Pittsboro, NC 27312	Grantee & Property Address: 2735 Willard Road Winston-Salem, NC 27107

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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 3118, Page 602, Forsyth County Registry.

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.

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 easements, rights of way, and other restrictions of record.

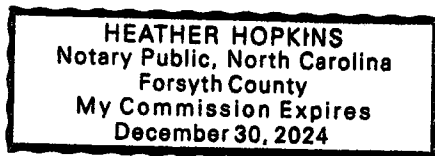
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

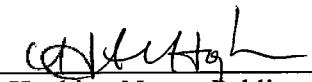
 (SEAL)
JUDITH PHILLIPS STANTON

 (SEAL)
PETER HARKINS

State of North Carolina - County of Forsyth

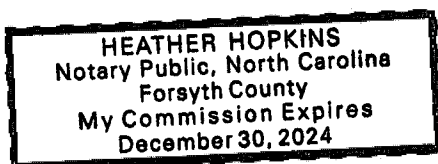
I, the undersigned Notary Public of Forsyth County, North Carolina, certify that JUDITH PHILLIPS STANTON personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of January, 2020.




Heather Hopkins, Notary Public
My Commission Expires: December 30, 2024.

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of Forsyth County, North Carolina, certify that PETER HARKINS personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of January, 2020.



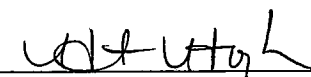

Heather Hopkins, Notary Public
My Commission Expires: December 30, 2024.

EXHIBIT "A"

**Property of Megan A. Joseph and husband, Gregory Joseph
2735 Willard Road**

TRACT I

Beginning at a point in the creek, the Southwest corner of the 24.32 acre tract today conveyed to J. H. Phillips in the C. C. Phillips line and running with the said C. C. Phillips line South 4 degrees West 3.57 chains to a stone pile. C.C. Phillips' corner; thence with the said C. C. Phillips line and continuing along the Byerly line South 60 degrees East 10.52 chains to a poplar; thence continuing with the Byerley's line South 83 3/4 degrees East 6.39 chains to an iron stake in the Swaim's line; thence with Swaim's line North 2 3/4 degrees East 4.60 chains to a stone at the creek; thence with the creek South 81 degrees West 2.94 chains to a stone at the bend of the creek; thence continuing with the creek North 79 degrees West 3.23 chains to an iron stake, the said J.H. Phillips' corner; thence with J.H. Phillips' line North 65 degrees West 10.30 chains to the BEGINNING, containing 6.12 acres more or less.

TOGETHER WITH:

TRACT II

Beginning at a point in the creek, the Northeast corner of the tract, a corner in A. C. Meyer's line; thence with Myer's line South 5 degrees West 3.57 chains to a stone pile; thence South 60 degrees East 5.28 chains to an iron stake in a swamp, Byerlie's corner; thence with his line South 5.5 degrees West 14.45 chains to an iron stake, Fox's corner; thence with his line North 49 degrees West 1.23 chains to an iron pipe, his other corner; thence South 42 degrees West 3.63 chains to a point in the center of the public road; thence with the center of the road North 44.5 degrees West 71 links to a point in the center of the road, Chester Phillip's corner; thence with his line South 36.5 degrees West 5.81 chains to an iron stake in the Wachovia line; thence with said Wachovia line North 85 degrees West 6.02 chains to an iron stake, Marten's corner; thence with his line South 4 3/4 degrees West 5.05 chains to a stone; thence with his line North 85 degrees West 2.18 chains to an iron stake; thence a new line North 5 % degrees East 31.28 chains to an iron stake on the North bank of the creek; thence up the center of the creek North 78 3/4 degrees East 6.30 chains to a bend in the creek; thence again up the creek South 62.5 degrees East 3.96 chains to the beginning, containing 34.53 acres more or less.

SAVE AND EXCEPT:

That portion of the above-described TRACT II identified as "Tract 2" on a quitclaim deed recorded in Deed Book 3097 at Page 2029, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

ALSO SAVE AND EXCEPT

Lot 1 as shown on a plat entitled "Final Plat for Charles C. Phillips, Jr. Property" recorded in Plat Book 60 at page 161, Forsyth County Registry, reference to which is hereby made for a more particular description.

Also included in this conveyance of the above-described TRACT I and TRACT II is a non-exclusive access and utilities easement as shown on the aforementioned plat recorded in Plat Book 60 at Page 161, Forsyth County Registry.

The property hereby conveyed is the same as that property described in Deed Book 3118, Page 0602, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6853-09-4909 on the Forsyth County Tax Maps.