



2020005772 00017

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE CMTX  
\$34.00PRESENTED & RECORDED:  
02-11-2020 09:13:37 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY

BK: RE 3507

PG: 1486-1488

Original to: Thomas Jacobs

## GENERAL WARRANTY DEED

Excise Tax: \$134.00Tax Parcel ID No. part of 6833-26-6913.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_Mail/Box to: 3740 Konnoak Drive, Winston-Salem, NC 27107This instrument was prepared by: Thomas G. Jacobs, No title exam requested or performed.

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

THIS DEED, made this the 29 day of January, 2020, by and betweenGRANTOR: Johnny G. Hensley and wife, Linda T. Hensley  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) andGRANTEE: Ernest R. Dubose  
whose mailing address is 3740 Konnoak Drive, Winston-Salem, NC 27107  
(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

## WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2858, Page 3266-3268, and being reflected on plat(s) recorded in Map/Plat Book 35, page/slide 138 & 139.All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Johnny G. Hensley

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Linda T. Hensley

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

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

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 signed the foregoing document:

Johnny G. Hensley and Linda T. Hensley

\_\_\_\_\_[insert name(s) of principal(s)].

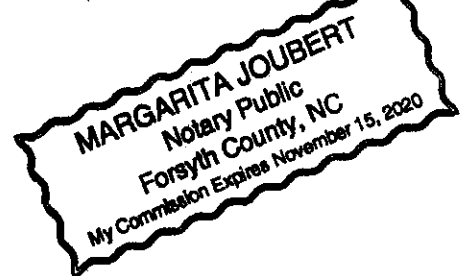
Date: 01/29/2020

Margarita Joubert  
Margarita Joubert Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:

11-15-2020

(Official/Notarial Seal)



State of \_\_\_\_\_  
 County of \_\_\_\_\_

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_[insert name(s) of principal(s)].

Date: \_\_\_\_\_

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

My Commission Expires:

\_\_\_\_\_

**Exhibit A**

BEGINNING at an iron stake in the South right-of-way line of Skyview Drive, said iron stake being located North 85 degrees 59' 48" West 206 feet from an iron stake located at the Southwest corner of the intersection of Skyview Drive and Konnoak Drive, said iron stake being the Northeast corner of the within described parcel and a Northwest corner of Tax Lot 1F, Tax Block 2019, as currently constituted; running thence from said Point of Beginning along the South right-of-way line of Skyview Drive, North 85 degrees 59' 48" West 49.25 feet, the Northeast corner of Thelma Kennedy and Lot No. 5 as shown on the hereinafter referred to plat; running thence with Kennedy's line South 00 degrees 55' 46" West 160.47 feet to an iron stake in the North line of Paul Martin (See Deed Book 646, Page 445); running thence along Martin's line, South 86 degrees 20' 46" East 53.16 feet to an iron stake; running thence North 00 degrees 34' 52" East 98.49 feet to an iron stake in the South line of Tax Lot 1F hereinabove referred to; thence along the South line of Tax Lot 1F, North 86 degrees 31' 36" West 24.63 feet to an iron stake in the East line of Lot No. 2 as shown on the herein after referred to plat; thence along the East line of Lot No. 2, North 00 degrees 34' 02" East 61.60 feet to an iron stake, the Point and Place of Beginning as shown on a plat of survey showing existing Lots 1F, 2F and 3F of Tax Block 2019 for Robert Miller property by Christopher A. Wall, P.L.S, Lexington, North Carolina, and being known and designated as all of Lots 2, 3 and 4 as shown upon the plat of Felix Ray Sink Property as recorded in Plat Book 13, Page 73, Forsyth County Registry, and a small strip of land off the extreme Western edge of Tax Lot 103 A, Tax Block 2019, and deeded to Robert Miller by deed recorded in Deed Book 837, Page 314.

BEING all of Tax Lot 2F and 3F and a small portion of Tax Lot 103A, all in Block 2019, Forsyth County Tax Map.