



2021007983 00182

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$9.00

PRESENTED & RECORDED:
02-17-2021 03:26:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3587
PG: 2220-2221

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 9.00

Parcel Identifier No. 6849-37-2529.000 (Lot 47, Block 5137) Verified by _____ County on the _____ day of _____, 20

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Lorraine B Stevens

Brief description for the Index: 6831 Baux Mountain Road- Metes and Bounds

THIS DEED made this 19th day of Feburary, 2020, by and between

GRANTOR

GRANTEE

**Nell S. Jones, Individually and as Executrix
Of the estate of William Mumford Jones in estate file
16E949, Forsyth County**

**Raymond Todd Hedrick
1701 Quawatha Drive
Kernersville, NC 27284**

Mailing Address:
5420 Grubbs Street
Winston Salem NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

BEGINNING AT AN IRON STAKE, SAID IRON BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY LINE OF THE BAUX MOUNTAIN ROAD, SAID STAKE BEING SOUTH 35 DEGREES EAST ALONG SAID RIGHT-OF-WAY LINE 257.48 FEET FROM AN IRON, THE NORTHWEST CORNER OF THE PROPERTY OF VIRGINIA MCGILL AS RECORDED IN BOOK 1259, PAGE 1067, FORSYTH COUNTY REGISTRY, SAID POINT ALSO BEING WHERE THE SOUTH LINE OF TRACT NO. 4, BEING THE NORTH LINE OF TRACT NO. 5 AT THE JOSEPH CRESON LANDS INTERSECTS THE SOUTHEAST LINE OF SAID BAUX MOUNTAIN ROAD; RUNNING THENCE SOUTH 57 DEGREES, 25 MINUTES 21 SECONDS EAST 167.74 FEET TO AN IRON STAKE; THENCE SOUTH 35 DEGREES 32 MINUTES 47 SECONDS WEST 129.76 FEET TO AN IRON STAKE; THENCE NORTH 64 DEGREES 57 MINUTES 47 SECONDS WEST 168.59 FEET TO AN IRON STAKE IN THE SOUTHEAST RIGHT OF WAY LINE OF SAID BAUX MOUNTAIN ROAD; THENCE WITH THE SAID RIGHT OF WAY LINE NORTH 34 DEGREES 53 MINUTES 08

Original to: Raymond Hedrick

SECONDS EAST 151.84 FEET TO THE BEGINNING, CONTAINING .5390 ACRES MORE OR LESS, ALL ACCORDING TO A SURVEY BY THOMAS A. RICCIO DATED MAY 18,1998.

The above described property is also known as lot 47, block 5137, forsyth county tax maps as presently constituted and is the same property as described in book 1965, page 3830, forsyth county registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2010 page 1947.

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

A map showing the above described property is recorded in Plat Book N/A page .

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:

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

Neil S. Jones (SEAL)
Neil S. Jones, Individually and as Executrix of the estate of William Mumford Jones

State of North Carolina - County or City of Forsyth Co.
I, the undersigned Notary Public of the County or City of Forsyth Co. and State aforesaid, certify that Neil S. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of February, 2021

My Commission Expires: Sept. 17, 2022
(Affix Seal)

Meredith Kinsley
Meredith Kinsley Notary Public
Notary's Printed or Typed Name

