



2021011080 00115
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 03-05-2021 12:05:07 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY

BK: RE 3591
PG: 3415-3420

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2021.
 BY: _____

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Tract one: .692 acres±; Tract two: 16.72 acre±; and Tract three: 0.183 acre± Original To:

THIS DEED made this the 3rd day of March, 2021, by and between:

<i>GRANTOR</i>	<i>GRANTEE</i>
<p>GEORGE H. JONES and wife, CHRISTIE DAY JONES 7805 McGee Road Rural Hall, NC 27045</p>	<p>GEORGE H. JONES and wife, CHRISTIE DAY JONES As tenants by the entirety 7805 McGee Road Rural Hall, NC 27045</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 Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 4536 Oakwood Circle, Winston-Salem, NC 27106 (2 Duplex Units)
 7805 McGee Road, Rural Hall, NC 27045
 0 McGee Road, Rural Hall, NC 27045

FORSYTH CO. TAX PIN#: 6807-68-5797.00
 6920-76-1969.00
 6920-66-2970.00

As per NCGS § 105-317.2 the foregoing property does [X] does not [] include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 2999, Page 3409; Deed Book 2813, Page 2324; and Deed Book 2813, Page 2327.

A map showing the above-described property is recorded in Book ____, Page ____.


THE PURPOSE OF THIS DEED IS TO CREATE A TENANCY BY THE ENTIRETY.

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.

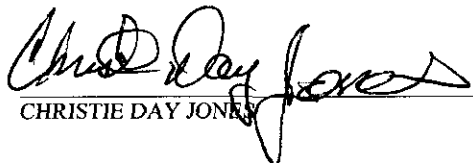
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

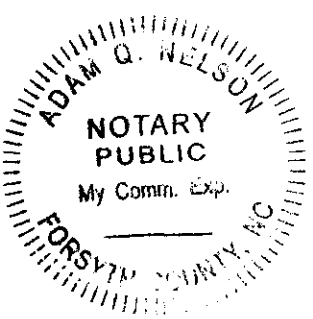
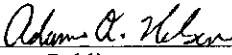
Any Easements, Right-of-Ways and/or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

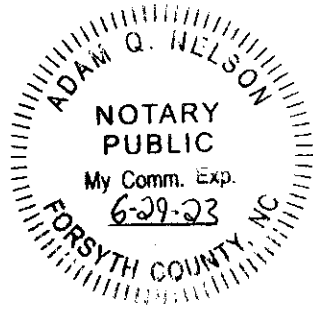


GEORGE H. JONES

(SEAL)  (SEAL)
CHRISTIE DAY JONES

<p>Seal-Stamp</p> 	<p>State of NC – County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that GEORGE H. JONES personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>5th</u> day of <u>March</u>, 2021.</p> <p> _____ Notary Public My Commission Expires: <u>June 29, 2023</u></p>
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Seal-Stamp



State of NC – County of _____

I, Adam Q. Nelson the undersigned Notary Public of Forsyth County and State aforesaid, certify that CHRISTIE DAY JONES personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the 5th day of March, 2021.

Adam Q. Nelson

Notary Public

My Commission Expires: June 29, 2023

EXHIBIT "A"

LYING AND BEING in Old Town Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the western right-of-way line of Oakwood Circle, the northeast corner of the property of Lee Thompson Reavis, now or formerly (Book 1629, page 4120, Forsyth County Registry; Tax Lot 37A of Tax Block 3488, Forsyth County Tax Records); running thence from said iron, North 86 degrees 38 minutes 20 seconds West 300.72 feet to an existing iron pipe, the southeast corner of the property of the First Church of Nazarine (Book 1167, Page 650, Forsyth County Registry; Tax Lot 35A of Tax Block 3488, Forsyth County Tax Records); running thence with the eastern line of said First Church of Nazarine, North 03 degrees 24 minutes 45 seconds East 100.31 feet to an existing iron pipe, the southwest corner of the property of Justinian S. Pascu, now or formerly (Book 1837, Page 1343, Forsyth County Registry; Tax Lot 13T, of Tax Block 3488, of Forsyth County Tax Records); running thence with the southern line of said Pascu, South 86 degrees 34 minutes 26 seconds East 301.06 feet to a power pole located in the western right-of-way line of Oakwood Circle; running with said right-of-way South 03 degrees 36 minutes 44 seconds West 99.97 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.692 acres, more or less. Being Tax Lot 35B Tax Block 3488 Forsyth County Tax records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc., dated 7/19/95; Job No. 8223-1 and entitled "Map for David A. Adams".

EXHIBIT "A"

LOT NO. 5: BEGINNING at an iron stake, the Southeast corner of Lot No. 4, and in the line of A.E. Josey's land, and runs with his line South 6 deg. 20 min. West 372 feet to a stake the North east corner of Lot No. 6; thence with the line of lot No. 6, West 1910 feet to an iron stake; thence North 10 degs. 45 min. East 191 feet to an iron stake; thence South 89 degs. 40 min. West 85 feet to a stake; thence North 30 deg. 41 min. West 264.5 feet to a stake on East side of Road as now is; thence North 78 deg. 44 min. East 149.5 feet to a stake the Southeast corner of the C.M. McGee Lot, thence East 1930 feet to the point of beginning, containing 16.72 acres more or less, and being Lot No. 5 in the division of the Julius M. Griffin, dec. lands among his children as per plat made by W.E. Tuttle surveyor, Dec. 1946, and recorded in Blue print Book 13, Page 124, Forsyth County, to which reference is made.

EXHIBIT "A"

BEGINNING at a point marked by an iron in the centerline of the gravel road known as McGee Road, said point marks the southwestern corner of Lot No. 5 of the Julius Griffin Subdivision recorded in Plat Book 13, Page 124 of the Forsyth County Registry; thence from said point of BEGINNING North 16 degrees 20 minutes 15 seconds West 194.25 feet to a point marked by an iron; thence North 88 degrees 32 minutes 10 seconds East 85.00 feet to a point marked by an iron; thence South 09 degrees 08 minutes 14 seconds East 191.00 feet back to the point and place of BEGINNING and containing 0.183 acres more or less as per survey by Owen Lee Osborne PLS L-3295 on 12/13/2007.

This conveyance is subject to the easement to such portion of the above-described property which may lie within the right of way of a gravel road, known as McGee Road, specifically subject to ingress, egress, regress, utility construction and maintenance, rights of adjoining property owners and others thereto to use said easement.