

2021039512 00211

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$192.00

PRESENTED & RECORDED

07/23/2021 03:11:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3627**PG: 3173 - 3175****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$192.00

Parcel Identifier No. 6869-32-3972.000 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Law Offices of Barbara Stewart, PLLC

P/U BARBARA STEWART

This instrument was prepared by: Law Offices of Barbara Stewart, PLLC; Barbara L. StewartBrief description for the Index: Metes and BoundsTHIS DEED made this 23 day of July, 2021 by and between**GRANTOR**

JOHN SOUTHARD, INC., a North Carolina corporation

Mailing Address:448 Lawndale Drive
Winston Salem NC 27104**GRANTEE**

EMMA WILLIS, unmarried

Mailing and Property Address:4660 Pine Hall Road
Walkertown NC 27051

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 Town of Walkertown, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3605, Page 2750.

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

A map showing a portion of the above-described property is recorded in Plat Book __, Page ____.

Submitted electronically by "The Law Office of Barbara Stewart, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR VISIBLE UPON THE SUBJECT PROPERTY AND ALL AD VALOREM TAXES

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

JOHN SOUTHARD, INC.

(Entity Name)

(SEAL)

Name: _____

By: _____

(SEAL)

Print/Type Name & Title: John M. Southard, President

Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Name: _____

By: _____

(SEAL)

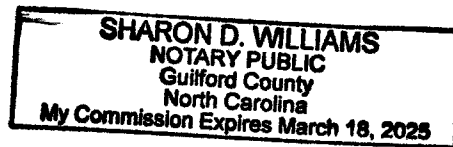
Print/Type Name & Title: _____

Name: _____

State of NC - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that John M. Southard personally came before me this day and acknowledged that he is the President of John Southard, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 23 day of July, 2021.

(SEAL)



My Commission Expires: 3-18-2025

Sharon D. Williams, Notary Public

EXHIBIT A

BEGINNING at an iron stake on the North margin of the Pine Hall road, the Red Rock Masonic Lodge Southwest corner and from said beginning point running thence with the margin of the said Pine Hall Road, South 52 degrees 15 minutes West a distance of 70 feet to an iron stake, thence North 51 degrees 31 minutes West 338.5 feet to an iron stake, thence North 52 degrees 15 minutes East 63.97 feet to an iron stake in the Red Rock Masonic Lodge line, thence with Red Rock Masonic Lodge line South 52 degrees 30 minutes East 340 feet to the point or place of beginning, containing 0.506 acre, more or less.

Property Address: 4660 Pine Hall Road, Walkertown, NC 27051