

2021055610 00139

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/11/2021 12:02:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3647
PG: 992 - 994

Do not write above this line

Excise Tax: NTC	Tax Block 2048 Lot 101 BU 1	Parcel ID: 6829-21-9378.00
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Mail after recording to: Grantee;

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

PT LT 1-V MAP W W CLAYTON PROP

NORTH CAROLINA EXECUTOR DEED

THIS DEED made this the 11th day of October, 2021, by and between

GRANTOR	GRANTEE
<p>Ricky D. Johnson Executor of the Estate of Jerry D. Johnson 1534 Finwick Drive Pfafftown, NC 27040</p> <p>This is not Grantor's primary residence</p>	<p>Brenda K. Akin 1414 NW 38th Avenue Cape Coral, FL 33993</p> <p>This is not Grantee's primary residence</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, **Ricky D. Johnson, EXECUTOR THE ESTATE OF RICKY D. JOHNSON**, acting under authority of the duly probated Will of **Jerry D. Johnson**, on file in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, 21 E 2217, has agreed to convey the hereinafter described land to **Brenda K. Akin**, for no taxable consideration and further deems the sale of said property proper and advantageous to the estate.

NOW, THEREFORE, for and in consideration of no taxable consideration in hand paid to Grantor by the Grantee, receipt of which is hereby acknowledged, the Grantor does by these presents hereby sell and convey unto the Grantee in fee simple, and his heirs, successors, and assigns forever, all that certain lot or parcel of land situated in **Winston** Township, Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A attached.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, all privileges and appurtenances thereunto belonging to the Grantee and his heirs and assigns forever.

And the Grantor, **Ricky D. Johnson, EXECUTOR THE ESTATE OF RICKY D. JOHNSON**, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and he will warrant and defend the title to same against the lawful claims of all persons claiming by, through, under or on account of him as Executor, insofar as it is his duty to do so by virtue of his appointment as Executor. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

submitted electronically by "Stafford R. Peebles, Jr."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor, **EXECUTOR of the ESTATE OF JERRY D. JOHNSON**, has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Ricky D. Johnson (SEAL)
Ricky D. Johnson, Executor
of the ESTATE OF JERRY D. JOHNSON

	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u><i>Sharon D. Trussler</i></u>, a Notary Public of <u><i>Forsyth</i></u> County, North Carolina, certify that Ricky D. Johnson, Executor of the ESTATE OF JERRY D. JOHNSON, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u><i>11th</i></u> day of October, 2021.</p> <p>My Commission Expires: <u><i>6-23-2026</i></u> <u><i>Sharon D. Trussler</i></u> Notary Public</p>
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Exhibit A

BEGINNING at an iron stake in the east margin of the Winston-Salem and Rural Hall Road, it being the southwest corner of Lot No. 2U, thence eastwardly with the south line of Lot No. 2U, 340.0 feet to a stake in the line of Lot No. 2U; thence southwardly on a new line 130 feet to a stake in the north margin of a 15-foot roadway; thence westwardly with the north margin of said 15-foot roadway, 300 feet to an iron stake in the east margin of the Winston-Salem and Rural Hall hard-surfaced road (it now being U. S. Highway #52) and the old N. C. Highway #66; thence northwardly with the east margin of the Winston-Salem and Rural Hall hard-surfaced road, State Highway #66 (now U. S. Highway #52), 139 feet to the beginning, and being known

and designated as the western portion of Lot No. 1-V, as shown on the plat of the W. W. Clayton property, said plat being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book #7, page 54. (100 feet of the eastern portion of said lot having been sold and conveyed to Clyde Clayton, by former owners.) See Tax Map Block 2048, Lot No. 101 – formerly 1-V.

Being the same property described in Deed Book 1141, page 885 of the Forsyth County Registry. See Deed Book 1325, Page 1832

This property contains a building.

See also Deed Book 3129, Page 3166, Office of the Register of Deed of Forsyth County, North Carolina.