

**2022006590 00108**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$490.00**  
PRESENTED & RECORDED  
02/09/2022 11:40:23 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3674**  
**PG: 3488 - 3490**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$490.00

Parcel Identifier No.: 6813-83-9303.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 1 & 2, Property of Joseph Mattimore

THIS DEED made this 27<sup>th</sup> day of January, 2022, by and between

**GRANTOR**

Jordan Lee Branch, unmarried

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**GRANTEE**

Ian Wayne Hawkins and Kaitlin Vanhoy Hawkins, husband and wife

Property Address: 1776 Janita Drive, Winston-Salem, NC 27127

Mailing Address: 1776 Janita Drive  
Winston-Salem, NC 27127

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

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3485, Page 2925, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 53, Page 193, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Jordan Lee Branch  
Jordan Lee Branch

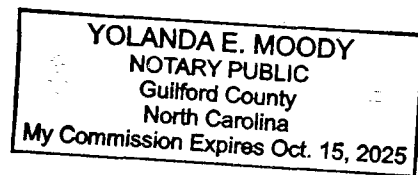
STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Yolanda E. Moody, Notary Public, do hereby certify that Jordan Lee Branch personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27<sup>th</sup> day of January, 2022.

Yolanda E. Moody  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: October 15, 2025



**Exhibit "A"**

BEGINNING an iron in the northwest corner of the property of Larry Cigliano (see Deed Book 1212, Page 1013, Forsyth County Registry); thence along the eastern margin of a reserved thirty-foot wide road (see Deed Book 2113, Page 3949, Forsyth County Registry), North 18° 00' 00" East 335.67 feet to a point; thence continuing along the eastern margin of said thirty-foot wide reserved road, North 15° 04' 40" West 149.33 feet to an iron; thence with the southern line of the property of Johnny Cain (Deed Book 2526, Page 3341, Forsyth County Registry), North 61° 38' 20" East 217.55 feet to an iron in the western margin of the sixty-foot right-of-way for Janita Drive (a public road as noted on the below-referenced survey); thence with the western margin of Janita Drive, South 07° 44' 00" East 352.62 feet to a point; thence continuing with the curving western margin of Janita Drive, South 15° 35' 06" East a chord distance of 170.50 feet (on a radius of 624.01 feet, an Arc Length of 171.03 feet, a Tangent of 86.05 feet and a Delta of 15° 42' 13") to a point; thence South 23° 26' 13" East 52.12 feet to a point; thence leaving Janita Drive's western margin and proceeding along the northern line of the property of Jason Ellison (see Deed Book 2074, Page 1545, Forsyth County Registry), South 77° 30' 00" West 92.33 feet to an iron; thence North 87° 00' 00" West 280.56 feet to an iron in the northwest corner of the property of Larry Cigliano, THE POINT AND PLACE OF BEGINNING. Containing 2.920 acres, more or less. All according to an unrecorded survey of David Bradley Coe; L-3320 of Coe Forestry & Surveying; P.O. Box 36; Wallburg, NC 27373. Dated 1 July 2005. Job No. 2005140.

The above-described property being the same property shown as Lots 1 and 2 on the plat of the Property of Joseph Mattimore recorded in Plat Book 53, Page 193, Forsyth County Registry.

Parcel ID # 6813-83-9303.000

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