

2022009078 00209

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/23/2022 04:00:44 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3677**PG: 3477 - 3480**

Do not write above this line

Excise Tax: NTC	Tax Block 3488 Lot 024H BU 1 Tax Block 2048 Lot 101 BU 1	Parcel ID: 6808-80-8247.00 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:

<p>Two tracts:</p> <p>Tract One: TCT NC HWY 67 & PRATT DR UNOPENED OLD TOWN TP LT 113 BLK 3488 TMAP</p> <p>Tract Two: PT LT 1-V MAP W W CLAYTON PROP</p>
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NORTH CAROLINA SPECIAL GENERAL WARRANTY DEEDTHIS DEED made this the 23rd day of February, 2022, by and between

GRANTOR	GRANTEE
<p>Ricky D. Johnson Executor and Trustee 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, 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 Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached.

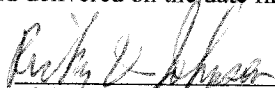
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

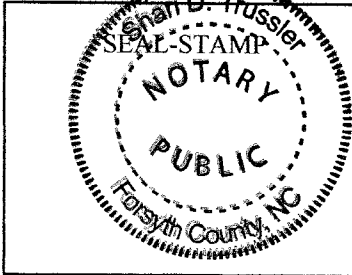
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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.

Title to the property herein above 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.**

IN WITNESS WHEREOF, each individual Grantor 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.


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



NORTH CAROLINA - FORSYTH COUNTY

I, Shan D. Trussler, a Notary Public of Forsyth County, North Carolina, certify that **Ricky D. Johnson, Executor and Trustee 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 23rd day of February, 2022.

My Commission Expires: 6-23-2026  Notary Public

Exhibit A

Tract One: 3756 Reynolda Road, Winston Salem, NC

BEGINNING at an iron stake in the Southwest right-of-way line of North Carolina Highway #67, said iron stake being the southwest intersection of North Carolina Highway #67 and Pratt Drive (unopened); thence along the northwest margin of Pratt Drive (unopened) South 58 degs. 36 mins. West 144.95 feet to an iron stake; thence North 59 degs. 24 mins. West 126.5 feet to iron stake in the southeast margin of Pratt Road (unpaved); thence along the southeast margin of Pratt Road (unpaved), North 36 degs. 42 mins. East 135 feet to an iron stake; thence along a curve to the rights, the radius of which is 14.83 feet, 23.46 feet (the chord call and distance being North 82 degs. 02 mins. East 21 feet) to an iron stake in the southwest right-of-way line of North Carolina Highway #67; thence along the southwest right-of-way line of North Carolina Highway #67 South 52 degs. 39 mins. East 165 feet to the **BEGINNING**.

Together with that part of Pratt Drive conveyed to R.F. Morris in Deed Book 1113, page 1099, (being Tax Lot 113, Block 3488, Old Town Township).

Being in all respects the same property as that described in Deed Book 1113, page 1099, Office of the Register of Deeds of Forsyth County, North Carolina.

See also Deed Book 3647, Page 989, Office of the Register of Deeds of Forsyth County, North Carolina

Exhibit A

Tract Two: 6105 University Drive, Winston Salem, NC

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 3647, Page 992, Office of the Register of Deeds of Forsyth County, North Carolina