

**2022014395 00132**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$47.00

PRESENTED & RECORDED  
 03/25/2022 01:37:31 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
 BK: RE 3684 PG: 1610 - 1612

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$47.00

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Parcel Identifier Number: 6837-77-1213 Tax ID or Block & Lot: BL 2228 LT 070B

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Mail/Box to: Grantee at 448 Lawndale Drive, Winston Salem, NC 27104

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot east part of 70 of A.T. Cox Map

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THIS DEED made this March 25, 2022 by and between

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GRANTOR	GRANTEE
Julie Hudspeth Epperson, Widow	John Southard Inc, a NC Corp.
Grantor Address:	Buyer Address:
6917 Blenheim Court	448 Lawndale Drive
Rural Hall, NC 27043	Winston Salem, NC 27104
	Property Address:
	1101 Ada Avenue
	Winston-Salem, NC 27105

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

**BEGINNING** at an iron stake on North side of Ada Avenue, corner of Lot No. 71; thence running Northwardly with said lot 169.36 ft. to an iron stake in line of R.L. Cox and Gilmer Estates; thence Westwardly with said line 330 ft. to an iron stake, corner of Lot No. 69; thence with said lot Southwardly 168.15 ft. to an iron stake in North side of Ada Avenue; thence Eastwardly 330 ft. on north side of Ada Avenue to place of **BEGINNING**. Being known as Lot No. 70, of Plat of A.T. Cox, map of which is recorded in Plat Book No. 9, Page 117, Forsyth County Registry.

**SAVE AND EXCEPT** that certain tract of land conveyed to Jesse L. Gates et ux on July 10, 1972, as recorded in Deed Book 1035, Page 685, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1796, Page 326.

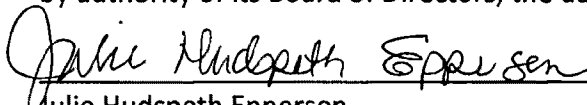
A map showing the above described property is recorded in Plat Book 9, Page 117.

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: 2021 Ad Valorem taxes are paid in the amount of \$170.31

\_\_\_\_ / \_\_\_\_ THIS PROPERTY ☐ DOES ☒ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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

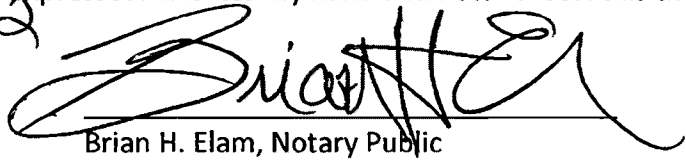
 (SEAL)  
Julie Hudspeth Epperson

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STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Julie Hudspeth Epperson, Widow personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 25 day of March, 2022

My Commission Expires: 10/31/22

  
Brian H. Elam, Notary Public

