

2023016190 00137

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$106.00

PRESENTED & RECORDED
 05/16/2023 03:00:59 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3754
PG: 903 - 906

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$106.00

Parcel Identifier No. 6836-71-5774.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 36, Oakdale, PB 8 PG 93

THIS DEED made the 15 day of May, 2023, by and between

GRANTOR	GRANTEE
Frederick Lamont Johnson (unmarried); The Estate of Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson) by Executor, Frederick Lamont Johnson Grantor Address:	Jordan McKinley Property Address: 1316 North Dunleith Avenue Winston-Salem, NC 27101

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The subject property was acquired by Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson) on or about October

submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

14, 1981, by instrument recorded in the Forsyth County Register of Deeds in Book 1346, at Page 1316. Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson) died testate on or about June 21, 2022 (reference Forsyth County, NC Death Certificate Book 132, Page 3490). The Last Will and Testament of Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson) devised the subject property to Frederick Lamont Johnson. The Estate of Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson) is open (reference Forsyth County, NC Estate File 22 E 1420) and Frederick Lamont Johnson as Executor will join in the conveyance of the subject property.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Frederick Johnson (SEAL)

Frederick Lamont Johnson,

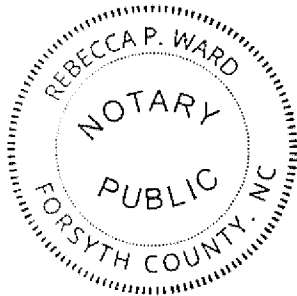
Individually and as Executor of the Estate of Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson)

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Frederick Lamont Johnson, *Individually and as Executor of the Estate of Joycelyn V. Johnson (a/k/a Jocelyn V. Johnson)*, personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 15 day of May, 2023.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"
Property of Jordan McKinley
1316 North Dunleith Avenue

Lying and being in the City of Winston-Salem, Forsyth County and State of North Carolina and being Lot 36 as shown on the plat of Oakdale, which is recorded in the Register's office in book 8 of plats at page 93. The lot fronts fifty (50) feet on the west side of Dunleith Avenue and of the width of fifty (50) feet it extends westwardly between parallel lines one hundred and fifteen (115) feet to an alley.

The subject property is the same as that property described in Deed Book 1346, Page 1316, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-71-5774.000 on the Forsyth County Tax Maps.