

2023041407 00032

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
 12/07/2023 09:58:57 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3784
PG: 3264 - 3266

NORTH CAROLINA GENERAL WARRANTY DEED

\$140.00

Parcel Identifier No.: 6849-67-6042.000

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 155 Sheets Trail, Germanton, NC 27019

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lot 117E, Block 5156

THIS DEED made this 7th day of December 2023, by and between,

GRANTOR	GRANTEE
PETER JOHNSON and wife, LESLIE JOHNSON	TRISTAN R.M. FITZPATRICK Mailing Address: 155 Sheets Trail, Germanton, NC 27019

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

Tax Parcel Identification: 6849-67-6042.000

Property Address: 155 Sheets Trail, Germanton, NC 27019

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does , does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 2720 Page 85 Forsyth County Register of Deeds.
 A map showing the above-described property is recorded in Plat Book Page .

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

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Peter Johnson (SEAL)
Peter Johnson

Leslie Johnson (SEAL)
Leslie Johnson

State of Indiana
County of Marion

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Peter Johnson and wife, Leslie Johnson**

Date: 11-25-2023

Kristie Amatucci
Notary Public

My Commission Expires: 7-31-2024

Kristie Amatucci
printed or typed name of notary public



EXHIBIT A

BEGINNING at a point located in the center of a 60 foot wide easement, said point being located the following courses from a stone in a stump hole marking the southwest corner of Vernon E. Artman, et al (DB 778, PG 249), South 46 degrees 38 minutes 26 seconds West a distance of 252.73 feet; North 14 degrees 15 minutes 15 seconds West a distance of 532.55 feet to the Beginning point, said point also being the southeasternmost corner of Tract 8 as shown on an unrecorded plat prepared by Wayne Horton, RLS, entitled "John Mark Sheets & Laura N. Sheets", thence from said Beginning point with the centerline of the 60 foot wide easement South 14 degrees 15 minutes 15 seconds East a distance of 311.50 feet to a point and being a common corner with Tract 5 of the above referenced plat; thence with the northwest boundary of Tract 5 South 43 degrees 48 minutes 11 seconds West passing over an iron at 35.35 feet and continuing 1109.01 feet for a total distance of 1144.36 feet to an iron; thence North 1 degree 26 minutes 43 seconds East a distance of 978.18 feet to an iron located in the south boundary of Tract 7 of the above referenced plat; thence with the south boundary of Tract 7 North 77 degrees 46 minutes 3 seconds East passing over an iron marking the southwest corner of Tract 8 at 381.17 feet and continuing with the south boundary of Tract 8 325.59 feet for a total distance of 706.76 feet to the point and place of Beginning, containing 11.184 acres, more or less, and being a portion of the property described in DB 1975, PG 533, Forsyth County Registry. The above described property is designated as Tract 6 on an unrecorded plat entitled "Survey for John Mark Sheets and Laura N. Sheets", prepared by K. Wayne Horton, RLS, dated November 21, 1997 and revised February 3, 2000.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

EASEMENT NO. 1: Being a 40 foot wide easement known as Wagoner Mill Road extending from Stafford Mill Road in a southeasterly direction to a 60 foot wide easement and being more particularly described in DB 1656, PG 4128 and DB 1975, PG 543, Forsyth County Registry.

EASEMENT NO. 2: Being a 60 foot wide non-exclusive, perpetual and appurtenant easement for the purpose of ingress, egress, regress and utilities access extending from the southern terminus of the above described 40 foot wide easement to the north boundary of the above described 11.184 acres tract, the centerline of which being more particularly described as follows: Beginning in the northeasternmost corner of Tract 9 of the above referenced plat, thence from said Beginning point South 17 degrees 45 minutes 27 seconds East 69.81 feet to a point; thence South 3 degrees 35 minutes 20 seconds East 337.65 feet to a point; thence South 08 degrees 49 minutes 37 seconds East 745.32 feet to the northeast corner of the above described 11.184 acres tract; thence with the east boundary of said tract South 14 degrees 15 minutes 15 seconds East 311.50 feet to the southeast corner of the above described tract.