

**2024005474 00133**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$490.00**

PRESENTED & RECORDED  
 02/22/2024 03:40:25 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3794**  
**PG: 159 - 161**

Mail deed and tax bills to Grantee: **3228 Amos Watson Road, Walkertown, NC 27051**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
 collector upon disbursement of closing proceeds.

Excise Tax: \$490.00

Brief description: **Lot 1, Jacob T. Watson property**

### GENERAL WARRANTY DEED

THIS DEED made this 22nd day of February, 2024, by and between:

<p><b>GRANTOR:</b></p> <p><b>JACOB TODD WATSON (aka Jacob T. Watson)</b>  <b>and wife,</b>  <b>CARRIE WATSON</b></p> <p>Grantor address:          c/o Mr. Jeffery T. Watson          3264 Amos Watson Road          Walkertown, NC 27051</p>	<p><b>GRANTEE:</b></p> <p><b>SHARON WILSON WOODBURN</b>  <b>AUSTIN TODD AMOS</b>  <b>LOREN MAE AMOS</b></p> <p>Grantee address:          3228 Amos Watson Road          Walkertown, NC 27051</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

### 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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **3228 Amos Watson Road, Walkertown, NC 27051**

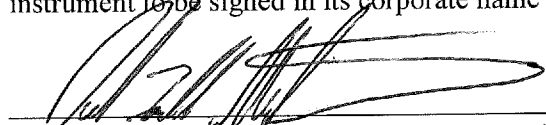
Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

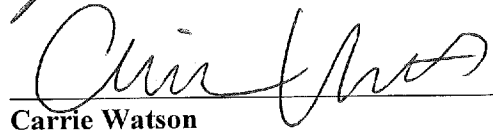
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)  
**Jacob Todd Watson (aka Jacob T. Watson)**

 (Seal)  
**Carrie Watson**

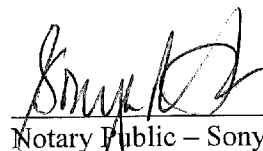
North Carolina, Forsyth County

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 therein and in the capacity indicated:

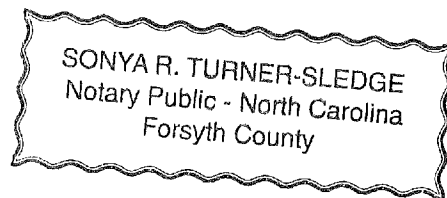
**Jacob Todd Watson and Carrie Watson**

February 22, 2024

Place notary seal below this line:

  
 Notary Public – Sonya R. Turner-Sledge

My Commission Expires: August 3, 2025



## **EXHIBIT A**

**Sharon Wilson Woodburn; Austin Todd Amos and Loren Mae Amos  
Lot 1, Jacob T. Watson property  
3228 Amos Watson Road**

### **Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 1 (1.035 acres) of Jacob T. Watson property**, a map and plat of which is recorded in **Plat Book 67, Page 193** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith and this property is subject to the easement and/or right of way of Amos Watson Road, a private road, as shown on the plat recorded in Plat Book 67, Page 193, Forsyth County Registry and any and all easements appurtenant to this property including but not limited to the easements described and/or referenced in Plat Book 67, Page 193; Book 1307, Page 514; Book 1307, Page 516; Book 1611, Page 1543; Book 1750, Page 1337; Book 1813, Page 532 and Book 2656, Page 4327, Forsyth County Registry. Furthermore, this property is subject to the Road Maintenance Agreement recorded in Book 2695, Page 2434, Forsyth County Registry.

This is the same property as described in Book 3417, Page 274 and Book 3495, Page 763, Forsyth County Registry and is designated as Tax PIN 6868-63-0825.00 (Block 5171, Lot 307C) on the Forsyth County tax maps.