

2024019100 00140

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$706.00

PRESENTED & RECORDED
06/12/2024 04:28:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 132 - 134

GENERAL WARRANTY DEED

Excise Tax: **\$706.00**

Tax Parcel ID No. 6825-52-2501.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. 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:

THIS DEED, made this the **12th** day of **June**, 20**24**, by and between

GRANTOR: Lauren M. Watts (f/k/a Lauren Watts Wilson) and spouse, Jacob L. Johnson
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: David Meng
whose mailing address is 513 South Hawthorne Rd., Winston-Salem, NC 27103
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3208, Page 1519, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Lauren M. Watts

By: _____ (SEAL)
Print/Type Name & Title: _____ Jacob L. Johnson

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

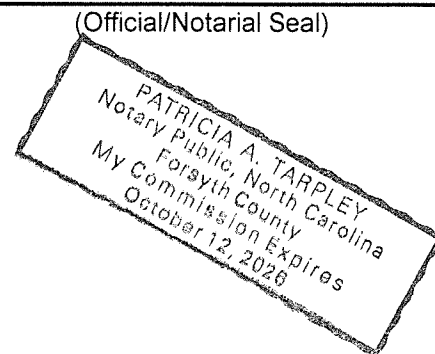
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Lauren M. Watts and Jacob L. Johnson
_____ [insert name(s) of principal(s)].

Date: 6-12-24

Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON IN THE EASTERN RIGHT-OF-WAY LINE OF HAWTHORNE ROAD SAID IRON BEING NORTH 2 DEGREES 30 MINUTES EAST 362.10 FEET ALONG SAID RIGHT-OF-WAY LINE FROM THE NORTHEASTERN INTERSECTION OF ACADEMY STREET AND SAID HAWTHORNE ROAD; FROM SAID BEGINNING POINT CONTINUING WITH SAID RIGHT-OF-WAY LINE NORTH 2 DEGREES 30 MINUTES EAST 70.08 FEET TO AN IRON; RUNNING THENCE SOUTH 86 DEGREES 00 MINUTES 22 SECONDS EAST 157.00 FEET TO AN IRON; RUNNING THENCE SOUTH 02 DEGREES 14 MINUTES 28 SECONDS WEST 14.83 FEET TO AN IRON; RUNNING THENCE SOUTH 17 DEGREES 42 MINUTES 52 SECONDS EAST 36.43 FEET TO AN IRON; RUNNING THENCE SOUTH 01 DEGREES 5 MINUTES 3 SECONDS WEST 20.89 FEET TO AN IRON; RUNNING THENCE NORTH 86 DEGREES 10 MINUTES 53 SECONDS WEST 170.16 FEET TO THE POINT AND PLACE BEGINNING ACCORDING TO SURVEY PREPARED BY DANIEL W. DONATHAN, R.L.S. L1192, DATED AUGUST 19, 1988.

P.I.D#: 6825-52-2501.00