Book 3812 Page 3217

## 2024020408 00033

FORSYTH COUNTY NC FEE \$26.00 NO TAXABLE CONSIDERATION PRESENTED & RECORDED 06/24/2024 09:26:32 AM LYNNE JOHNSON REGISTER OF DEEDS BY: CARLA B FLEMING, DPTY

BK: RE 3812 PG: 3217 - 3221

## NORTH CAROLINA GENERAL WARRANTY DEED CORRECTION DEED

Excise Tax: SNTC

Parcel Identifier No.: 6940-75-9637.000

Brief description for index:

Mail deed/taxes after recording to Grantee: 4848 Misty Mountain Ct, Germanton NC 27019

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

And

LATANJA KIM JOHNSON (unmarried)

Address: 2315 Manchester Street

Winston Salem, NC 27105

Address: 0 Baux Mountain Road 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:

\*Grantors are conveying all their interest.

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

Submitted electronically by "Patti D Dobbins, Attorney at 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3708, Page 3085, Forsyth County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

A map showing the above described property is recorded in Plat Book, Page, and referenced within this instrument.
Does the above described property include the primary residence?
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 hereimafter stated.
Title to the property hereinabove described is subject to the following exceptions:  Ensements, restrictions, rights of way and declarations of record, if any.  Ad valorem taxes hereafter becoming due and payable.
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 officer by authority of its Board of Directors, the day and year first above written.
Dwight F. Jennings Jr.  NOTARY PUBLIC Forsyth County, NC My Commission Expires September 03, 2025  By: Constance Howie Johnson  CONSTANCE HOWIE JOHNSON
SEAL-STAMP  SEAL-STAMP  SEAL-STAMP  SEAL-STAMP  State of North Care in a county of the State of North Care in a notary Public of Forsy 14 County of the State of North Care in a notary Public of Forsy 14 County of the State of North Care in a notary Public Notary Public Notary Public Notary Public
By: Gerald L. Johnson (SEAL)
STATE OF GEORGIA COUNTY OF COBB  I, Tangra S. Jackson a Notary Public of Mashington County of the State of Georgia do hereby certify that GERALD L. JOHNSON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2 day of Tune 2024  My Commission Expires: 3/7/2026 My County of the foregoing instrument. Witness my hand and official stamp or seal, this 2 day of Tune 2024  Notary Public

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By: Phylis U. Johnson Johnson (SEAL)

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WILL ARAS VACTOR	STATE OF GEORGIA	COUNTY OF	
SEAL-STAMP OF	, Tamara S. Jacks	, a Notary Pu	blic of Washing he County of the PHYLLIS U. JOHNSON personally
NOTARY TO	State of Laborate The	do hereby certify that	the longoing instrument. Witness my
A PUBLIC OF	came before me this day and acknown hand and official stamp or seal, this	21 day of June	1.2024
1 07-202° 60 3	My Commission Expires: 3/7/2	026 /01/100	Notary Public
ON COUNTY IN			



Dwight F. Jennings Jr. **NOTARY PUBLIC** Forsyth County, NC

My Commission Expires September 03, 2025

sorby combine Howingohmon LATANJA KIM JOHNSON by CONSTANCE HOWIE JOHNSON as POA

STATE OF COUNTY OF SEAL-STAMP a Notary Public of County of the Power of Attorney for LATANJA KIM JOHNSON, personally appeared before me JOHNSON, this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of LATANJA KIM JOHNSON, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina, in Book 3677, Page 2033-2038, and that this instrument was executed under and by virtue of the authority given by said instrument granting his power of attorney; that the said CANDANCE LEE CLAWSON acknowledged the due execution of the foregoing and annexed instrument for the purposes therein My Commission Expires: 69 Notary Public

## EXHIBIT "A"

## LEGAL DESCRIPTION:

BEGINNING at a stake and two pine stumps, an old corner of the Waddill land, the Northeast corner of Lot Number 46 in the division of the John D. Waddill land where the same corners with Curtis Gray; thence with the old Waddill line South 4 degrees 45 minutes West 1091 feet to an iron stake on the South side of the road; thence North 73 degrees 30 minutes West 193 feet to a stake; thence North 45 degrees 10 minutes West 286 feet to a maple; thence North 72 degrees West 187 feet to a chestnut cak; thence North 51 degrees 20 minutes West 311 feet to a persiminon; thence North 72 degrees 50 minutes West 485 feet to a stake on the South side of the old road; thence a new line across Lot Number 46, North 4 degrees 45 minutes East 597 feet to a stake in the Marshall Waddill line; thence with the old Waddill line slong the said Marshall line and Curtis Gray line South 85 degrees East 1315 feet to the BEGINNING, containing 25 acres, more or less, and being the Eastern part of Lot Number 46 on C. M. Miller's Map of the John D. Waddill Estate Lands.

A right of way for a road 20 feet wide, 10 feet on each side of the line between this lot and Lot Number 45, the same being the second, third, fourth, fifth and sixth calls in this deed, is hereby reserved, being a part of the property conveyed by W. P. Sandridge, Jr., Substitute Trustee to Wachovia Bank and Trust Company, Trustee for Children's Home, Inc. which deed is recorded in Deed Book 370, page 146, Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 0 BAUX MOUNTAIN ROAD, GERMANTON, NC 27019 PARCEL ID#: 6940-75-9637.000