

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? YES NO

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.

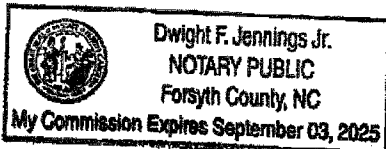
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

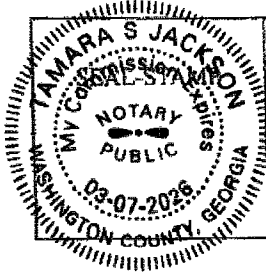
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.



By: Constance Howie Johnson (SEAL)
CONSTANCE HOWIE JOHNSON

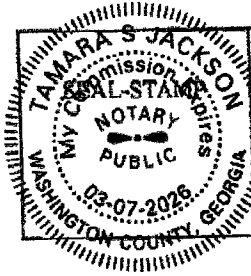
SEAL-STAMP	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Dwight F. Jennings Jr.</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that CONSTANCE HOWIE JOHNSON personally came before me this day and acknowledged, the due execution of the foregoing instrument.
	Witness my hand and official stamp or seal, this <u>31</u> day of <u>May</u> , 2024.
	My Commission Expires: <u>09/03/2025</u> <u>Dwight F. Jennings Jr.</u> Notary Public


By: Gerald L. Johnson (SEAL)
GERALD L. JOHNSON



TAMARA S JACKSON NOTARY PUBLIC WASHINGTON COUNTY, GEORGIA 03-07-2026	STATE OF <u>Georgia</u> COUNTY OF <u>Cobb</u>
	I, <u>Tamara S. Jackson</u> , a Notary Public of <u>Washington</u> County of the State of <u>Georgia</u> , 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 <u>21</u> day of <u>June</u> , 2024.
	My Commission Expires: <u>3/7/2026</u> <u>Tamara S. Jackson</u> Notary Public

By: Phyllis U. Johnson (SEAL)
PHYLLIS U. JOHNSON


 STATE OF Georgia COUNTY OF Cobb
Tamara S. Jackson, a Notary Public of Washington County of the
 State of Georgia, do hereby certify that PHYLLIS U. 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 21 day of June, 2024.
 My Commission Expires: 3/7/2026 Tamara S. Jackson Notary Public


 Dwight F. Jennings Jr.
 NOTARY PUBLIC
 Forsyth County, NC
 My Commission Expires September 03, 2025

By Latanja Kim Johnson by Constance Howie Johnson (SEAL)
 LATANJA KIM JOHNSON by CONSTANCE HOWIE JOHNSON as POA

SEAL-STAMP	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I <u>Dwight F. Jennings Jr.</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that CONSTANCE HOWIE JOHNSON , Power of Attorney for LATANJA KIM JOHNSON , personally appeared before me 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 <u>3677</u> , Page <u>2033-2038</u> , 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 expressed for and in behalf of the said LATANJA KIM JOHNSON . Witness my hand and official seal the <u>31</u> day of <u>May</u> , 2024. My Commission Expires: <u>09/03/2025</u> <u>Dwight F. Jennings Jr.</u> Notary Public
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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 oak; thence North 51 degrees 20 minutes West 311 feet to a persimmon; thence North 72 degrees 50 minutes West 435 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 along 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 148, 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