

2024027180 00064FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00PRESENTED & RECORDED
08/14/2024 10:55:46 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3821
PG: 1237 - 1239Mail deed and tax bills to Grantee: **100 Woodstaff Road, Kernerville, NC 27284**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: \$220.00

Brief description: **11.184 acres along Sheets Trail**

GENERAL WARRANTY DEED

THIS DEED made this 12th day of August, 2024, by and between:

GRANTOR: PETER JOHNSON and wife, LESLIE JOHNSON Grantor address: 263 Garden Place Oradell, NJ 07649	GRANTEE: STEVEN D. DURHAM and wife, SONYA L. DURHAM Grantee address: 100 Woodstaff Road Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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: **155 Sheets Trail, Germanton, NC 27019**

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.

Peter Johnson (Seal)
Peter Johnson

Leslie Johnson (Seal)
Leslie Johnson

New Jersey, Bergen 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:
Peter Johnson and Leslie Johnson

August 12, 2024

Place notary seal below this line:

Marc Perdon
Notary Public

Print/Type Name: Marc Perdon

My Commission Expires: 05/24/2029

MARC PERDON
Notary Public, State of New Jersey
Comm. # 50222242
My Commission Expires 05/24/2029

EXHIBIT A

Steven D. Durham and wife, Sonya L. Durham
11.184 acres along Sheets Trail
155 Sheets Trail

Property Description:

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.

This is the same property as described in Book 3810, Page 1296, Forsyth County Registry and is designated as Tax PIN 6849-67-6042.000 (Block 5156, Lot 117E) on the Forsyth County tax maps.

There is conveyed herewith and this property is subject to the easements referenced and/or described in Book 1656, Page 4128; Book 1975, Page 543; Book 2106, Page 2993; Book 2553, Page 3836; Book 2720, Page 85; Book 3784, Page 3264 and Book 3810, Page 1296, Forsyth County Registry.