

2024030730 00055

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$512.00

PRESENTED & RECORDED

09/11/2024 12:23:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3825**PG: 3357 - 3359**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$512.00

Parcel Identifier No.: 6838-99-6875.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Partial of Lots 2 and 3, Clifton L. Smith Plat

THIS DEED made this 11th day of September, 2024, by and between

GRANTOR

David S. Johansen and Evelyn M. Johansen, a married couple

Mailing Address: 15 Rose Wood Dr
 Greenville, SC 29607

GRANTEE

Kathy Natosha Lewis Williamson, an unmarried person

Property Address: 5083 Baux Mountain Road, Winston-
 Salem, NC 27105

Mailing Address: 5083 Baux Mountain Road
 Winston-Salem, NC 27105

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3391, Page 4157, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 13, Page 8, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 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 exceptions hereinafter stated.

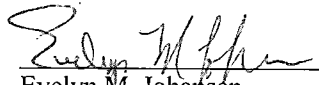
Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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



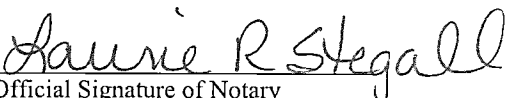
 David S. Johansen



 Evelyn M. Johansen

STATE OF NORTH CAROLINA
 COUNTY OF DAVIDSON

I, Laurie R Stegall, Notary Public, do hereby certify that David S. Johansen and Evelyn M. Johansen personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 11th day of September, 2024.



 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 4/16/25

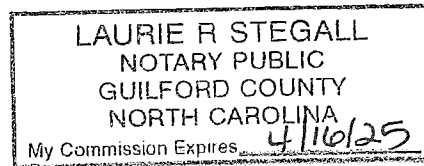


Exhibit "A"

Lying and being in Salem Chapel Township, Winston-Salem, Forsyth County, North Carolina, and being more fully described as follows:

BEGINNING at an existing iron pipe in the southeastern right of way of Baux Mountain Road, said point being North 44 50' 33" East 257.69 feet from a nail at the approximate centerline of the intersection at Mistic Lane and Baux Mountain Road; thence along Baux Mountain Road, North 55 25' 37" East 21.42 feet to a rebar found 4" deep in the southeastern right of way of Baux Mountain Road; thence South 54 41' 12" East 202.83 feet to an existing iron pipe found in the line with Katherine Margaret Beauchard and Jeffrey M. Beauchard, Deed Book 3800, Page 4025, Forsyth County Registry; thence with the Beauchard line, South 28 16' 29" West 47.81 feet to a rebar found at the corner with Beauchard and Harley J. Collins and Teresa R. Collins, Deed Book 3439, Page 3606, Forsyth County Registry; thence along the Collins' line, South 28 23' 56" West 29.82 feet to a bent iron pipe; thence South 28 01' 46" West 77.20 feet to an existing iron pipe; thence North 70 16' 08" West 70.93 feet to a #4 rebar; thence North 28 34' 41" East 86.64 feet to a #4 rebar; thence North 62 14' 38" West 74.24 feet to a #5 rebar; thence North 52 15' 06" East 79.52 feet to a nail in a wall; thence North 54 33' 25" West 100.52 to an existing iron pipe in the southeastern right of way of Baux Mountain Road, the point and place of BEGINNING, and being 0.42 acres according to a survey by Joseph G. Stutts, PLLC, dated September 10, 2024.

Parcel ID # 6838-99-6875.000

Property Address: 5083 Baux Mountain Road, Winston-Salem, NC 27105