

2025014839 00114FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$255.00PRESENTED & RECORDED
05/05/2025 02:19:59 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3861

PG: 3235 - 3237

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: ~~\$194.00~~ **\$ 255.00** **CG**

Parcel Identifier No.: 6837-68-2992

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Lots 160 and 161, PB 12, PG 114

THIS DEED made this 5th day of May, 2025, by and between**GRANTOR**

Gary O. Barnes, unmarried

450 Motor Road
Winston Salem NC 27105**GRANTEE**

John Southard Inc., a North Carolina Corporation

448 Lawndale Drive
Winston-Salem, NC 27104

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:

See Exhibit "A" Attached Hereto and Made a Part HereofThe property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1968, Page 1025, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 114, and referenced within this instrument.

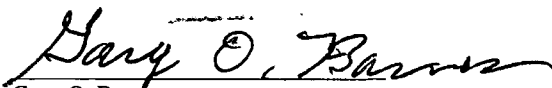
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:


Subject to Easements, Restrictions, Covenants, Rights-of-Way of Record, if any, and Ad-Valorem Taxes.

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.


Gary O. Barnes

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Brian H. Elam, Notary Public, do hereby certify that Gary O. Barnes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 5 day of May, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

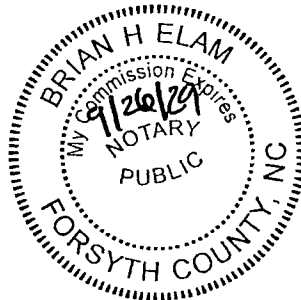


Exhibit "A"

Lying and being on the north side of Motor Road and beginning at a stake 209.5 feet east of Carrie Avenue, the southeast corner of Lot No. 162; thence northwardly, along the east line of Lot No. 162, 299.00 feet to a stake, the southwest corner of Lot No. 136; thence eastwardly along the south lines of Lots 136 and 137, 100.00 feet to a stake, the northwest corner of Lot 159; thence southwardly along the west line of Lot No. 159, 300.00 feet to a stake in the north line of Motor Road; thence westwardly 100.00 feet to the stake and place of BEGINNING, said property being known and designated as Lot Nos. 160 and 161, as shown on the Map of a portion of Motorville Developmnet, as recorded in the Register of Deeds Office, Forsyth County, North Carolina, in Plat Book 12, Page 114.

Property Address: 1825 Motor Road
Winston-Salem, NC 27105