

2023008665 00074

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/20/2023 11:43:54 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3745
 PG: 457 - 460

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 6874-41-9592.00

Verified by: _____ **County on the** _____ **day of** _____, 20 _____

By: _____

Mail Tax Bills to: Grantee

This instrument prepared by: Jason T. Grubbs, a licensed North Carolina attorney for Coltrane Grubbs, PLLC
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Preparer Address: P.O. Box 1062, Kernersville, NC 27285-1062

Brief Description for the Index: +/- 0.561 acres - Hedgecock Road - Abbotts Creek Township

THIS DEED, made this, the 20th day of March, 2023, by and between:

GRANTOR:	GRANTEE:
FLOYD JOHNSON (widower) <u>Grantor Address:</u> 5954 Hedgecock Road Kernersville, NC 27284	FLOYD JOHNSON (widower) <u>Grantee Address for Property Tax Bills:</u> 5954 Hedgecock Road Kernersville, NC 27284 <u>Property Address:</u> 5954 Hedgecock Road Kernersville, NC 27284

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 Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and hereby incorporated by reference.

Submitted electronically by "Coltrane Grubbs, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein described is the primary residence of a Grantor.

The property herein described was conveyed to Floyd Johnson and wife, Judy H. Johnson (a/k/a/ Joy Harris Johnson) by instrument recorded on November 13, 1998 in Deed Book 2035 at Page 1086 in the office of the Register of Deeds of Forsyth County, North Carolina.

Joy Harris Johnson (a/k/a Judy H. Johnson) died on or about March 16, 2019 in Forsyth County, North Carolina (reference Forsyth County, North Carolina Death Certificate Book 0127 at Page 4435). Grantor executes this deed for the purpose of acknowledging that, upon the death of Joy Harris Johnson (a/k/a Judy H. Johnson), Grantor holds title to the property herein described in his sole name.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

*[SIGNATURE AND NOTARIZATION FOLLOWS ON NEXT PAGE]
[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]*

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
FLOYD JOHNSON

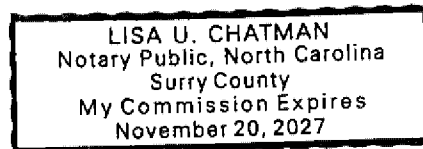
NORTH CAROLINA
SURRY COUNTY

I, LISA U. CHATMAN a Notary Public of the County and State aforesaid, certify that FLOYD JOHNSON personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, 20th day of March, 2023.


Notary Public

My Commission expires: November 20, 2027



[AFFIX NOTARY STAMP OR SEAL]

EXHIBIT A
Property of Floyd Johnson (widower)
5954 Hedgecock Road, Kernersville, NC 27284

BEGINNING at an iron stake, said iron stake being located at the southwest corner of the Roy Canada tract described in Deed Book 1360 at Page 398, Forsyth County Registry, thence from said Beginning point South 82 degrees 42 minutes 34 seconds West 100.0 feet to an iron stake; thence North 06 degrees 49 minutes 01 seconds 196.11 feet to an iron stake in the south right of way line of Hedgecock Road (S.R. 2683); thence North 83 degrees 04 minutes 26 seconds East 100.0 feet to an iron stake and continuing with the south right of way line North 84 degrees 31 minutes 00 seconds East 23.0 feet to an iron stake, corner with Canada; thence with Canada's west line South 00 degrees 06 minutes 31 seconds East 196.29 feet to an iron stake, the point and place of BEGINNING, being 0.561 acres, more or less, according to a survey by Larry L. Callahan, RLS, entitled "Map for Tracy L. Steed" dated May 29, 1991, Job No. 6370-1.

The above-described property is the same as that described in Deed Book 2035 at Page 1086, Forsyth County Registry, and is further designated as PIN 6874-41-9592.00 on the Forsyth County tax maps as presently constituted.