



2018042248 00112

FORSYTH CO, NC FEE \$26.00

**GIFT DEED**

PRESENTED &amp; RECORDED:

10-31-2018 11:59:03 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPT

**BK: RE 3432****PG: 1254-1255**

Buy 62

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ Gift Deed

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-86-6524.00

**NO OPINION OF TITLE IS EITHER EXPRESSED OR IMPLIED.**

Mail after recording to:

This instrument was prepared by: John A. Meadows, Esquire

THIS DEED made this 22<sup>nd</sup> day of October 2018 by and between**GRANTOR**V & R Corporation of Winston-Salem  
727 Waughtown Street  
Winston-Salem, NC 27107**GRANTEE**Monte R. Johnson  
727 Waughtown Street  
Winston-Salem, NC 27107

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

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and BEGINNING at an iron in the north edge of Waughtown Road, it being the Southwest corner of W.C. Crews' lot; thence with the said road North 83 deg. 10' West 48.65 feet to an iron in south edge of Junia Avenue; thence with the said avenue South 83 deg. 15' East 48.65 feet to an iron, Crews' northwest corner; thence with Crews' line South 3 deg. 35' West 184 feet to the Waughtown Road, the place of beginning. For further reference see deed recorded in Book 527, page 70 and Deed Book 353, Page 209, the same as being all of that property described in the deed to Rugus H. Swaim and wife, Husie L. Swaim recorded in Deed Book 738, page 452.

This is the same property as that described in Deed Book 980 at page 99 of the Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1500, Page 278. This Deed is filed of record to clear title to the said real property. See Affidavit of the same date.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or XX does not include the primary residence of a Grantor.

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, other than the following exceptions:

**Subject to restrictive covenants, easements, rights of way of record and any ad valorem taxes.**

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

V&R Corporation of Winston-Salem, Inc.

Montague Johnson (SEAL)  
Montague Johnson, sole surviving  
Officer and Shareholder of V & R Corporation of  
Winston-Salem, Inc.

STATE OF NORTH CAROLINA-Forsyth County

I, John A. Meadows, a Notary Public for Forsyth, North Carolina do hereby certify that MONTAGUE JOHNSON personally came before me this day and acknowledged that he/she is the SOLE SURVIVING OFFICER and SHAREHOLDER OF V&R CORPORATION OF WINSTON-SALEM, INC. and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 22 day of October, 2018.

John A. Meadows  
Notary Public

My Commission Expires: October 30, 2021

