

2017009934 00119

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/16/2017 02:25:29 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3336
PG: 4213 - 4216

NORTH CAROLINA SPECIAL WARRANTY DEED

NO TAXABLE CONSIDERATION

Tax Lot No. _____ ParID/PIN: 6802-39-1275.00
 Verified by _____ County on the _____ day of _____, 20____
 by _____

This instrument was prepared by: Neal E. Tackabery, Esq. (NO TITLE SEARCH REQUESTED OR PERFORMED)

Mail after recording to: Blanco Tackabery & Matamoros, P.A., P. O. Drawer 25008, Winston-Salem, NC 27114-5008

Brief Description for the index

Two Tracts

THIS DEED made this 16th day March, 2017, by and between

GRANTOR	GRANTEE
<p>Joan R. Swaringen, Administrator of the Estate of John Enoch Robertson A/K/A John E. Robertson</p> <p>Joan R. Swaringen (and husband, Mark A. Swaringen)</p> <p>Howard David Robertson, Unmarried</p> <p>4600 Elk Valley Court Winston-Salem, NC 27103</p>	<p>Joan R. Swaringen 4600 Elk Valley Court Winston-Salem, NC 27103</p> <p>and</p> <p>Howard David Robertson 3690 Fraternity Church Road Winston-Salem, NC 27127</p> <p>as tenants in common</p>
<small>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.</small>	

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 Grantors have and by these presents do grant, bargain, sell and convey unto the Grantees, all of their undivided interest in those certain lots or parcels of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

All of the property herein conveyed does not include the primary residence of the Grantors.

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
 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 hereinabove described was acquired by Jane L. Robertson (predeceased John E. Robertson) and John E. Robertson (deceased – see Estate File 16 E 2095) by Deed recorded in Book 1690, Page 1653, Forsyth County Registry.

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

And the Grantors covenant with the Grantees, that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, so far as it is Grantors' duty as Administrator and as intestate heirs, but no further, except for the exceptions hereinafter stated.

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

- 1. Easements, restrictions, covenants, leases, and other matters of record.
- 2. Taxes for the year 2017, to the extent not yet paid, and subsequent years.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument 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.

GRANTORS:

Estate of John Enoch Robertson a/k/a John E. Robertson

By: Joan R. Swaringen Adm. (SEAL)
Joan R. Swaringen, Administrator

Joan R. Swaringen (SEAL)
Joan R. Swaringen

Mark A. Swaringen (SEAL)
Mark A. Swaringen (husband)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

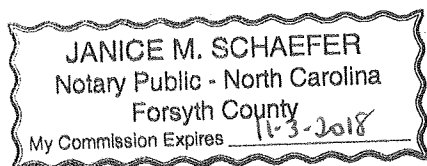
I, Janice M. Schaefer, a Notary Public of Forsyth County and said State, do hereby certify that JOAN R. SWARINGEN, Individually and as Administrator of the Estate of John Enoch Robertson a/k/a John E. Robertson, and MARK A. SWARINGEN, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

WITNESS my hand and official seal, this the 16th day of March, 2017.

Janice M. Schaefer
Notary Public

My Commission Expires: 11-3-2018

[NOTARIAL SEAL/STAMP]



Howard David Robertson (SEAL)
Howard David Robertson

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Janice M. Schaefer, a Notary Public of Forsyth County and said State, do hereby certify that HOWARD DAVID ROBERTSON, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

WITNESS my hand and official seal, this the 16th day of March, 2017.

Janice M. Schaefer
Notary Public

My Commission Expires: 11-3-2018

[NOTARIAL SEAL/STAMP]

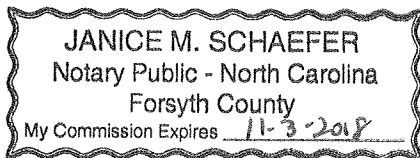


Exhibit ATRACT 1.

BEGINNING at an iron in the Southwest right-of-way line of Fraternity Church Road, being the Northeast corner of Hazel R. Fishel et vir property and running thence with the Southwest right-of-way line of Fraternity Church Road S 58° 05' 51" E 115.09 feet to an iron and continuing S 47° 02' 47" E 135 feet to an iron in said right-of-way line; running thence with the North line of Burley S. Turner S 56° 38' 30" W 198.69 feet to an iron; and continuing on Turner's Northern Line S 63° 27' 03" W 312.93 feet to an iron, a corner of Turner in A. S. Clay et ux line; running thence on Clay's line N 44° 29' 52" W 175 feet to an iron; running thence N 49° 59' 54" W 170.01 feet to an iron; running thence S 36° 06' 43" W 226.89 feet to an iron; running thence N 74° 19' 02" W 214.09 feet to an iron in the East line of H. Dalton Robertson; running thence with line of H. Dalton Robertson's 7.826 acre tract N 08° 11' 07" E 205.56 feet to an iron; running thence with the South line of Hazel R. Fishel's 3.503 acre tract which fronts on Canter Lane S 88° 11' 14" E 136.30 feet to a point; running thence N 48° 54' 01" E with Fishel's line 134.77 feet to a point; running thence with Fishel's East line N 10° 32' 29" E 400.02 feet to an iron in the Southwestern right-of-way line of Fraternity Church Road; running thence with said right-of-way line the following courses and distances: S 39° 09' 12" E 114.98 feet to an iron; S 48° 49' 18" E 101.98 feet to an iron; S 54° 50' 49" E 102.00 feet to an iron; S 57° 15' 03" E 105.09 feet to an iron Hazel R. Fishel's Northwest corner; running thence with the West line of Hazel R. Fishel et vir S 32° 23' 45" W 190.83 feet to an iron in Fishel's Southwest corner; running thence with the Southernmost line of Fishel S 57° 20' 01" E 214.77 feet to a fencepost; running thence with the Easternmost line of Fishel N 32° 23' 39" E 191.00 feet to an iron in the Southwestern right-of-way line of Fraternity Church Road, being the place of beginning, and containing 7.363 acres, more or less, and being part of Lot 212C, Tax Block 3891, Forsyth County Tax Maps. Being also Tract E as shown on unrecorded map of property of H. D. Robertson Estate, John G. Bane, C.E., Job No. 5811.

TRACT 2.

BEGINNING at an iron in the North right-of-way line of Canter Lane, said iron being S 70° 38' W 191.60 feet from the Southwest corner of James L. Sweet et ux property and running thence on a new line N 06° 52' 40" E 783.77 feet to an iron; running thence N 60° 01' 59" E 75.11 feet to a point; running thence the following courses and distances with James L. Sweet et ux property: S 21° 10' 02" E 192.00 feet to a point; running thence S 35° 25' 00" E 61.30 feet to a point; running thence S 62° 50' 00" W 150.00 feet to a point; running thence S 31° 08' 00" E 160 feet to a point; running thence S 12° 00' 00" E 107 feet to a point; running thence N 86° 00' 00" W 133 feet to a point; running thence S 19° 22' 00" E 235.58 feet to a point in the North line of Canter Lane; running thence with the North right-of-way line of Canter Lane S 70° 38' W 191.60 feet to an iron, the place of beginning, and containing 2.338 acres, more or less, and being a part of Lot 12B, Tax Block 3891, Forsyth County Tax Maps. Being also Tract B as shown on unrecorded map of property of H. D. Robertson Estate, John G. Bane, C.E., Job No. 5811.