

**2017013339 00183**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 04/07/2017 03:18:36 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3340**  
**PG: 3499 - 3502**

**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 3.8± acres, Fraternity Church Road index

THIS DEED made this 7<sup>th</sup> day April, 2017, by and between

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

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 described herein 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 741, Page 299, 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

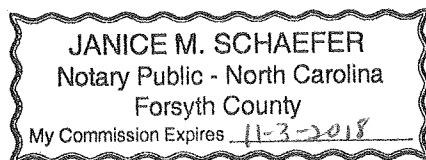
I, Janice M. Schaefer, a Notary Public of Forsyth County and said State, do hereby certify that JOAN R. SWARINGEN, Individually and as Administrator of the Estate of John Enoch Robertson a/k/a John E. Robertson, and MARK A. SWARINGEN, either being personally known to me or proven by satisfactory evidence, 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 11 day of April, 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 7th day of April, 2017.

Janice M. Schaefer  
Notary Public

My Commission Expires: 11-3-2018

[NOTARIAL SEAL/STAMP]

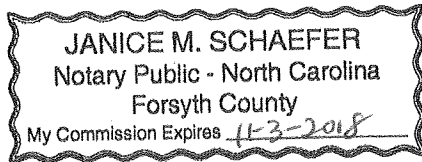


Exhibit A

Beginning at a point on East side of Fraternity Church Road which is South 85 Degrees 25 Minutes East 99 Feet from a stone, H. D. Robertson's corner, and North 66 Degrees West 36 Feet from an iron on East side of Fraternity Church Road and South side of Hall Road, H. D. Robertson's corner; thence South 85 Degrees 25 Minutes East 766 feet to an iron, George Reid's corner; thence South 1 Degree 20 Minutes West 437 Feet to an iron, George Reid's corner; thence South 70 Degrees 15 Minutes West 73.4 Feet to an iron on East side of Fraternity Church Road; Thence North 55 Degrees West 824 feet to the beginning corner, containing 3.8 acres more or less.