BK 2667 PG 483 - 484 (2) This Document eRecorded:

Fee: \$26.00 DocType: DEED Randolph County, North Carolina Krista M. Lowe, Register of Deeds

DOC# 20085257 09/17/2019 02:58:29 PM

Tax: \$894.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$894.00	Recording Time, Book and Page:	
Tax Map No.	Parcel Identifier No: 7795046710	
Mail after recording to: Kelly Walker, 701 Green Valley Road, Suite 304, Greensboro, NC 27408 This instrument was prepared by: Kelly Walker, Atty		
THIS DEED made this 15th day of	of August , 2019 by and between	
GRANTOR		
Don F. Fong and spouse, Paula R. Fong		
Mailing Address: 303 Bimini Ln Apt 1C Greensboro NC 227406		
GRANTEE		
Justin Robert Johnson and spouse, Samantha Beth Honig Property Address: 2918 Emerald Farm Rd, Climax, NC 27233		
Mailing Address: 2918 Emerald Farm Rd Climax NC 27233		

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 and more particularly described as follows:

City of Climax, Randolph County, North Carolina:

Being all of the 14.997 acre tract lying off of the West side of North Carolina Highway 22, as shown on the plat entitled "Survey for Kevin Martin Freeman and Heidi Gantt Freeman" and recorded in Plat Book 66, Page 45, in the Office of the Register of Deeds of Randolph County, North Carolina.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book <u>2316</u>, Page <u>962</u>, <u>Randolph</u> County Registry.

A map showing the above described property is recorded in Plat Book <u>66</u>, Page <u>45</u>, and referenced within this instrument. Does the above described property include the primary residence (yes/no)? Yes

Submitted electronically by "Stegall & Clifford, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Randolph County Register of Deeds.

DOC# 20085257

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:

(Entity Name)	Don F. Fong (SEAI
	Paul R. For (SEAL
y:	Paula R. Fong (SEAI
Title:	U U U U U U U U U U U U U U U U U U U
y:	(SEAL
Title:	
	(SEAL
	(0.5.1)
ertify that the following person(s) personally appeared before	ore me this day, each acknowledging to me that he or she signed the Fong Witness my hand and official stamp or seal, this the
regoing document: Str day of Aug ust Page 18	. Fong . Witness my hand and official stamp or seal, this the 2019
regoing document: Str day of Aug ust Str Capability Don F. Fong and spouse, Paula R.	JUS Wir
regoing document: Don F. Fong and spouse, Paula R Str day of Walker Str Commission Expires: Commission Expires C	. Fong . Witness my hand and official stamp or seal, this the 2019
regoing document: Don F. Fong and spouse, Paula R Str. day of WELLY WALKER NOTARY PUBLIC GUILFORD COUNTY, NC Commission Expires: ORTH CAROLINA GUILFORD COUNTY Pertify that the following person(s) personally appeared before	Notary Public Print Notary Name: Kelly Walker The me this day, each acknowledging to me that he or she signed the
regoing document: Don F. Fong and spouse, Paula R Str. day of KELLY WALKER NOTARY PUBLIC GUILFORD COUNTY, NC Commission Expires: ORTH CAROLINA GUILFORD COUNTY ertify that the following person(s) personally appeared before	Notary Public Print Notary Name: Kelly Walker The me this day, each acknowledging to me that he or she signed the
regoing document: Don F. Fong and spouse, Paula R Str day of August Str day of Str	Notary Public Print Notary Name: Kelly While Die me this day, each acknowledging to me that he or she signed the Witness my hand and official
And Spenses, Paula R KELLY WALKER NOTARY PUBLIC GUILFORD COUNTY, NC Commission Expires 2/13/222	Notary Public Print Notary Name: Kelly Walker ore me this day, each acknowledging to me that he or she signed the