

Mail To: _____

This instrument was prepared by: R. Brandt Deal (Box) 1

FORSYTH CO, NC **114** FEE: \$ 16.00
PRESENTED & RECORDED: 06/19/1998 12:25PM
DICKIE C. HOOD REGISTER OF DEEDS BY: HOODVA
NO TAXABLE CONSIDERATION
JAMES W. WILLIAMS, INC., 17747 BOWEN ROAD, RAYLENSVILLE, N. C. 27055

QUITCLAIM DEED - QD-1

Printed and for sale by James Williams, Inc., 17747 Bowen Road, Raylensville, N. C. 27055

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made and entered into this 30 day of December, 19 97, by and between Ann G. Williams (legally separated)

of Forsyth County and State of North Carolina, hereinafter called Grantor, and Jacob M. Doub, III

of Forsyth County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 8040 Twin Oaks Lake Drive, Lewisville, NC 27023;

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in

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

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

BK2009PG2242

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

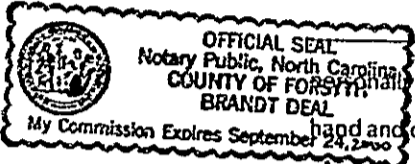
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) _____
By _____ President _____ (SEAL)
ATTEST: _____ Secretary _____ (SEAL)
(Corporate Seal) _____ (SEAL)

Ann G. Williams (SEAL)
Ann G. Williams (legally separated)

SEAL-STAMP NORTH CAROLINA, Forsyth COUNTY.

I, a Notary Public of the County and State aforesaid, certify that _____
Ann G. Williams (legally separated)



appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of DECEMBER, 19 97.

My Commission expires: _____ *Brandt Deal* Notary Public

SEAL-STAMP NORTH CAROLINA, _____ COUNTY.

I, a Notary Public of the County and State aforesaid, certify that _____

Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19 _____.

My Commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ COUNTY.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, 19 _____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Brandt Deal

is/are certified to be correct. This instrument and this certificate are duly registered this _____ day of _____, 19 _____ at _____ A.M., P.M., Book _____, Page _____

DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for FORSYTH County, North Carolina.
By Dickie C. Wood Deputy Assistant Register of Deeds
BK2009P62243

QUITCLAIM DEED
To
Consideration \$ _____
Dated the _____ day of _____, 19 _____

Legal Description for

Ann G. Williams to Jacob M. Doub, III

Tract "A"

Beginning on an iron stake in the southern right-of-way line of Yadkinville Highway (old US 421), said iron stake lying distant N 63° 41' 58"E 61.01 feet from an iron stake at the northwest corner of the Jacob M. Doub III and Ann Williams property from the W.A. Conrad heirs as is described in Deed Book 1683 Page 922 of the Forsyth County Register of Deeds Office; running thence the following twenty-seven new lines by said Doub and Williams, namely: S 11° 11' 16"E 549.08 feet to an iron stake; thence, S 37° 41' 35"E 310.06 feet to an iron stake at a small branch; thence, S 19° 43' 43"E 22.51 feet to a point in said branch; thence, down said branch the following eleven(11) courses and distances, namely: S 20° 57' 06"W 60.47 feet; thence, S 64° 07' 28"W 50.16 feet; thence, S 36° 36' 29"W 40.19 feet; thence, S 12° 12' 31"W 27.68 feet; thence, S 34° 43' 28"W 28.34 feet; thence, S 21° 19' 27"E 28.23 feet; thence, S 39° 30' 35"W 57.64 feet; thence, S 03° 18' 06"W 29.06 feet; thence, S 37° 41' 59"E 50.87 feet; thence, S 50° 47' 41"E 31.98 feet; thence, S 19° 10' 38"E 66.50 feet; thence, leaving said branch, S 60° 32' 57"W, crossing an iron stake at 20.00 feet, continuing on the same course 301.47 feet, or in all, 321.47 feet to an iron stake; thence, S 39° 29' 14"W 359.57 feet to an iron stake; thence, N 47° 12' 13"W 40.67 feet to an iron stake in an old fence line; thence, S 44° 51' 55"W 152.16 feet to an iron stake at said fence line; thence, S 83° 26' 08"W 96.54 feet to an iron stake at said fence line; thence, N 81° 01' 23"W 111.86 feet to an iron stake at said fence line; thence, S 50° 05' 38"W 163.31 feet to an iron stake in the northern right-of-way line of Twin Oaks Lake Drive (private 30' easement) as is shown on a plat recorded in Plat Book 35 Page 117; thence, with said right-of-way line of Twin Oaks Lake Drive, the following five(5) lines, namely: S 88° 05' 00"W 80.27 feet; thence, clockwise with the arc of a circular curve whose radius is 291.51 feet, to a point located by the chord N 58° 47' 30"W 318.60 feet; thence, N 25° 40' 00"W 35.00 feet; thence, counter-clockwise with the arc of a circular curve whose radius is 254.43 feet, to a point located by the chord, N 54° 10' 00"W 242.81 feet; thence, clockwise with the arc of a circular curve whose radius is 430.15 feet to an iron stake located by the chord, N 76° 46' 38"W 88.27 feet; thence, N 36° 42' 44"E 467.72 feet to an iron stake, a new corner in the southern line of the property formerly owned by H.K. Ogburn, Sr.; thence, with said Ogburn, N 72° 09' 00"W 365.38 feet to an iron stake in the southeastern right-of-way line of Conrad Road (SR 1305); thence, with said Conrad Road right-of-way line, S 40° 51' 30"W 534.31 feet to an iron stake, the southwest corner of said Doub and Williams, and a common corner with the William J. Conrad property as is described in Deed Book 686 Page 36; thence, with said Conrad, S 59° 53' 56"E 1513.16 feet to the southwest corner of Lot #1 of "Twin Oaks Lake" as is shown on a plat recorded in Plat Book 35 Page 117; thence, with said Lot #1, the following four(4) courses and distances, namely: N 43° 47' 24"E 326.41 feet; thence, S 57° 32' 00"E 30.00 feet; thence, counter-clockwise with the arc of a circular curve whose radius is 255.92 feet, to a point located by the chord, S 72° 43' 15"E 134.09 feet; thence, S 10° 39' 19"W 366.56 feet to the southeast corner of said Lot #1 in the line of said Conrad; thence, with said Conrad, S 59° 53' 56"E 430.00 feet to an axle shaft, the southeast corner of said Doub and Williams, and a common corner with the

EK2009PC2244

Richard Maxwell Conrad property; thence, with said Richard Maxwell Conrad, N 48° 20' 47"E 1110.66 feet to an iron stake, the southernmost corner of Lot #33 of "Robinhood West", Phase II, as is shown on a plat recorded in Plat Book 36 Page 58; thence, with the western side of said "Robinhood West", the following seven(7) courses and distances, namely: N 25° 13' 39"W 672.58 feet to an iron stake; thence, N 22° 31' 28"E 352.25 feet to an iron stake; thence, N 55° 10' 19"E 333.81 feet to an iron stake; thence, N 34° 53' 26"W 74.92 feet to an iron stake; thence, N 55° 08' 19"E 1004.92 feet to an iron stake; thence, N 34° 51' 54"W 304.83 feet to an iron stake; thence, N 55° 08' 34"E 146.32 feet to an iron stake in the west line of Lot #75A of Robinhood West, revised, as is shown on a plat recorded in Plat Book 37 Page 140; thence, with the west line of said Lot #75A and continuing with the west line of Lot #77A of said Robinhood West, revised, N 43° 51' 18"W 278.27 feet to an iron stake in a pile of stones near a small branch, the southwest corner of Lot #84 of "Robinhood West", Phase I, as is shown on a plat recorded in Plat Book 35 Page 90; thence, N 39° 02' 28"W 250.00 feet to the terminus of the southern right-of-way line of Pellinore Drive; thence, N 37° 49' 27"W 50.02 feet to the terminus of the northern right-of-way line of said Pellinore Drive; thence, N 39° 18' 12"W 170.00 feet to an iron stake, the northwest corner of Lot #129 of said "Robinhood West", Phase I; thence, N 39° 18' 12"W 4.95 feet to a point in the said southern right-of-way line of Yadkinville Highway; thence, with said right-of-way line, the following five(5) courses and distances, namely: S 50° 40' 38"W 672.11 feet; thence, S 53° 46' 43"W 110.52 feet; thence, S 58° 31' 32"W 105.62 feet; thence, S 62° 29' 43"W 85.52 feet; thence, S 63° 41' 58"W 669.63 feet to the place of beginning, containing 84.255 Acres, more or less, and including Lot #2, #3, #4, #5 and #6 of "Twin Oaks Lake".

Access Easement for Tract "A"

Also conveyed herewith is an appurtenant easement of ingress, egress and regress, across the lands of the Grantor, Ann G. Williams for so long as Ann G. Williams owns the property, containing approximately 31.351 acres more or less, said easement being for the purpose of providing access to the barn located on the property of the Grantor, the centerline of said 30 foot access easement being more particularly described as follows:

COMMENCING at a point located in the southern right-of-way line of Conrad Road where it intersects with the center of and northern terminus of Twin Oaks Lake Drive, a private drive, as shown on the map of Twin Oaks Lake as recorded in plat Book 35 Page 117 Office of the Register of Deeds, Forsyth County, North Carolina; thence with the center line of Twin Oaks Lake Drive, South 47° 45' 00" East 200 feet to a point; thence counter-clockwise with the arc of a circular curve whose radius is 445.15 feet to a point located by the chord, South 62° 00' 59" East 219.40 feet to a point, the BEGINNING point of said access easement; THENCE from said beginning point the following fourteen courses and distances, namely, North 42° 06' 41" East 105.35 feet; thence North 44° 48' 00" East 47.70 feet to a point; thence North 31° 12' 01" East 52.19 feet to a point; thence North 27° 51' 43" East 64.70 feet to a point; thence North 30° 29' 38" East 88.84 feet to a point; thence North 52° 11' 42" East 35.64 feet to a point; thence South 89° 20' 31" East 46.04 feet to a point; thence South 69° 42' 44" East 82.15 feet to a point; thence South 86° 31' 02" East 78.69 feet to a point; thence North 75° 10' 42" East 56.60 feet to a point; thence North 66° 15' 17" East 82.74 feet to a point; thence North 80° 14' 42" East 59.15 feet to a point; thence South 89° 30' 32" East 106.19 feet to a point; thence North 09° 20' 08" East 121.38 feet to a point, the terminus of said easement.

BK2009PG2245

This easement shall terminate should Ann G. Williams sell the 31.351 acre parcel.

Tract "B"

Being known and designated as Lots 13 and 16 as shown on the Map of Salem West, Section 1, as recorded in Plat Book 27, Page 133, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Tract "C"

Being known and designated as Lot 49 as shown on the Map of Salem West, Section Two, as recorded in Plat Book 28, Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Tract "D"

Being known and designated as Lots 88, 89, 90, 106, 109, 110, 111, 112, 113, and 124, as shown on the Map of Salem West, Section Four, as recorded in Plat Book 31, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

BK2009PG2246