

FORSYTH CO., NC 161 FEE: \$ 14.00
PRESENTED & RECORDED: 07/21/2000 2:20PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
GIFT DEED
BK2126 P2594 - P2597

J. Boles

Return to John Wolfe Boy #6

Excise Tax	Recording Time, Book and Page
Tax Block 5354, Lots 16, 17, 18B and 19M Parcel Identifier No. _____	
Verified by _____ County on the _____ day of _____, 20__	
by _____	

Mail After Recording to John G. Wolfe, III, 101 South Main Street, Kernersville, NC 27284
This instrument was prepared by Jerry L. Causey, Norfolk Southern Corporation
Brief Description for the Index: 0.343 of an acre on Bodenhamer Street, Kernersville, NC

NORTH CAROLINA GIFT DEED

This Deed, made this 4TH day of APRIL, 2000, by and between
NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia corporation, Grantor, and
TOWN OF KERNERSVILLE, North Carolina, Grantee, 134 East Mountain Street, P. O. Box
728, Kernersville, NC 27284

WITNESSETH, that the Grantor, for and in consideration of the public good and in order to promote the welfare of the citizens of the State of North Carolina, by these presents does donate and quitclaim unto the Grantee, its successors and assigns, all that property located in Forsyth County, North Carolina as described on Exhibit A, attached hereto and made a part hereof.

SUBJECT, however, to all easements, restrictions, conditions, leases, licenses and encroachments of record or as may be apparent by an examination of the above-described real property.

RESERVING, however, unto Grantor, its successors and assigns, an easement or right of way twenty (20) feet wide across said property for access to Grantor's team track located on Grantor's adjacent property, as described on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed, and its seal to be hereunto affixed and attested by its officers, thereunto duly authorized, the day and year first above written.

L. S. ATTEST:

NORFOLK SOUTHERN RAILWAY COMPANY

By

C.V. Baker

Mary Ann Mullady
Assistant Secretary

Real Estate Manager

STATE OF GEORGIA

COUNTY OF FULTON

I, BARBARA C. BARBER, a Notary Public of the County and State aforesaid, do hereby certify that MARY ANN MULLADY, personally came before me this day and acknowledged that she is Assistant Secretary of Norfolk Southern Railway Company, a Virginia corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Real Estate Manager, sealed with its corporate seal and attested by MARY ANN MULLADY as its Assistant Secretary. Witness my hand and seal, this 4TH day of APRIL, 2000.

Barbara C. Barber
Notary Public

Notary Public, Douglas County, Georgia
My Commission Expires Feb. 28, 2004

My Commission expires: _____

CERTIFICATE OF INCUMBENCY

I, MARY ANN MULLADY, Assistant Corporate Secretary of NORFOLK SOUTHERN RAILWAY COMPANY, hereby certify that C.V. Baker, is and has been since February 1, 1999, a Real Estate Manager of Norfolk Southern Railway Company and that he has the authority to execute and deliver a deed for the conveyance of the real property described on Exhibit A, from Norfolk Southern Railway Company to the Town of Kernersville, North Carolina.

IN WITNESS WHEREOF, I have executed this Certificate under the corporate seal of Norfolk Southern Railway Company this 4TH day of APRIL, 2000.

Mary Ann Mullady
Assistant Corporate Secretary

JLC/sag/1000559 gift deed
03-30-00/NCQS1

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Barbara C. Barber
NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: Kane Wood Deputy/Asst

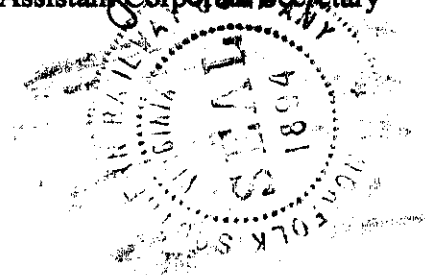


EXHIBIT A

All that certain lot or parcel of land in Forsyth County, North Carolina, Kernersville Township, more particularly described as follows:

BEGINNING at an iron stake in the westerly right of way line of East Bodenhamer Street in the Town of Kernersville, North Carolina, said iron stake marking the northeast corner of the Caudill's Commercial Electric property described in Deed Book 2061, page 3797; from said beginning point and running with the north line of the Caudill property South 59°39'20" West 89.70 feet to an iron pin marking the northwest corner of the Caudill property; thence, running with the Norfolk Southern Railway Company right of way North 29°49'55" West 167.76 feet to an iron stake, said stake marking the southwest corner of the Hauser property described in Deed Book 84, page 1347; thence, running with the Hauser property line North 60°00'55" East 59.01 feet to an iron stake marking the southeast corner of the Hauser property and the southwest corner of the Town of Kernersville property; thence, North 60°18'10" East 29.94 feet to an iron stake; thence, running with the right of way line of East Bodenhamer Street a chord of South 29°59'35" East a distance of 112.25 feet to the iron stake marking the point and place of Beginning, containing 0.343 of an acre, more or less, according to a survey prepared by H. Stephen Bowers, RLS No. L-2455, dated June 24, 1999.

“ EXHIBIT B”**METES AND BOUNDS DESCRIPTION OF ACCESS EASEMENT**

Being all of that certain 0.041 acre tract of land lying in Kernersville Township, Forsyth County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the southwest by Norfolk and Southern Railway, on the northwest by Mildred B. Hauser and the Town of Kernersville, a municipal corporation, on the northeast by East Bodenhamer Street, and on the southeast by now or formerly Norfolk and Southern Railway; said tract being particularly described by courses (according to the North Carolina Grid System) and distances according to a survey and plat prepared by the Town of Kernersville Department of Public Works, Engineering Division, under the supervision of H. Stephen Bowers Professional Land Surveyor No. L-2455, dated June 19, 2000, attached hereto and made a part hereof, as follows:

Commencing at North Carolina Geodetic Station and horizontal control monument “BEARD “; said monument having N.C. grid system coordinates of North 864,771.578 (feet) and East 1,683,834.995 (feet) as per the North American Datum of 1983; thence North 23 Degrees, 04 Minutes, 45 Seconds West a distance of 445.23 feet to a ½” outside diameter found existing solid iron, flush, the southwesterly corner of Mildred B. Hauser (see Deed Book 84 Page 1347 of the Forsyth County Registry; see also tax lot 3 of tax block 2120 of Forsyth county Tax Maps) in the northeasterly right of way line (forty-five feet from center line) of Norfolk and Southern Railway, and being the true point of **BEGINNING**:

thence with the southeasterly line of said Mildred B. Hauser **North 60 Degrees, 00 Minutes, 55 Seconds East, 59.01 feet**, to a ½” outside diameter found existing solid iron, flush, the southwesterly corner of the Town of Kernersville (see deed of release from J. Edgar Smith and wife Annie S. smith, executed July 31, 1961; see also tax lot 4 of said tax block 2120); thence with the southeasterly line of said Town of Kernersville **North 60 Degrees, 18 Minutes, 10 Seconds East, 29.94 feet**, to a point in the southwesterly right of way line (18.3 feet +/- from center line) of East Bodenhamer Street; thence with said southwesterly right of way line 20.00 feet along a curve to the left of radius 11484.16 feet, a chord bearing and distance of **South 29 Degrees, 45 Minutes, 50 Seconds East, 20.00 feet**; thence a new line crossing the lands of now or formerly Norfolk and Southern Railway (see tax lot 2B of said tax block 2120) **South 60 Degrees, 00 Minutes, 55 Seconds West, 88.93 feet**, to a point in said northeasterly right of way of Norfolk and Southern Railway; thence with said northeasterly right of way line **North 29 Degrees, 49 Minutes, 55 Seconds West, 20.15 feet**, to a to the true point of **BEGINNING** said ½” outside diameter found existing solid iron, flush.