

2004036669 00026

FORSYTH CO, NC FEE \$20.00

GIFT DEED

PRESENTED &amp; RECORDED:

05-25-2004 09:19 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2473

PG:3068-3070

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0 - Gift

Title search not requested.

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Box 170

This instrument was prepared by: Jerry Rutledge, Attorney at Law, P. O. Box 617, Walnut Cove, NC  
 27052

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 5th day of May, 20<sup>04</sup>, by and between

## GRANTOR

ELMA MABE and wife,  
 DORIS M. MABE

## GRANTEE

SUSAN M. McDUFFIE, for her lifetime,  
 remainder to MICHELLE LEIGH M. MATHYS

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 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 <sup>\*see below</sup> ~~in fee simple~~, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

See Attachment 1 for description of a 2.665 acre tract and a 0.117 acre tract.

\*Susan M. McDuffie, for her lifetime, remainder to Michelle Leigh M. Mathys.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1716 page 560  
 1940 page 3297.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee <sup>\*see below</sup> ~~in fee simple~~  
 And the Grantor covenants with the Grantee, that Grantor is seized of the premises <sup>\*see below</sup> ~~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, other than the following exceptions:

\*Susan M. McDuffie, for her lifetime, remainder to Michelle Leigh M. Mathys.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) x Elma Mabe (SEAL)  
 By: \_\_\_\_\_ x Doris M Mabe (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

USE BLACK INK ONLY

State of North Carolina - County of Stokes  
 I, the undersigned Notary Public of the County and State aforesaid, certify that ELMA MABE and  
wife, DORIS MABE personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my  
 hand and Notarial stamp or seal this 21 day of May, 2004  
 My Commission Expires: 6-18-2008 Yvonne M Rutledge  
 Notary Public

State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ personally came before me this day and  
 acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_,  
 a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited  
 partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity,  
 he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and  
 Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of Yvonne M Rutledge is/are certified to be correct.  
 This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
 \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## Attachment 1

BEGINNING at an existing iron stake in North Carolina Highway Number 66 (Old Hollow Road) and said iron also being located at the northwest corner of Ronald Grantham Property (Deed Book 818, Page 265; Block 5148, Lot 26F) and running thence from said beginning point along the West line of Ronald Grantham and falling in with the West line of Dorothy Owens S 07 deg. 47' 54" W 460.96 feet to an existing iron pipe at base of 18 inch poplar tree and in the North right of way line of Hollow Forest Road and also being the southwest corner of property of Dorothy Owens (Deed Book 1300, Page 1173; Block 5148, Lot 26D) and running thence along the North right of way line of Hollow Forest Road and falling in with the North line of property of Carl Marshall et al. (Lot 26C, Block 5148) N 87 deg. 20' 29" W 244.35 feet to an axle in the east line of Carl Marshall et al. (Lot 65, Block 5146); thence along the East line of Carl Marshall et al. N 07 deg. 47' 54" E 460.96 feet to a new iron pipe in N. C. Highway 66; thence continuing in said highway N 07 deg. 47' 54" E 13.04 feet to a point in said Highway; thence continuing in said highway S 88 deg. 44' 18" E 244.96 feet to a point in said highway; thence continuing in said highway S 07 deg. 47' 54" W 19.04 feet to the point and place of BEGINNING, and containing 2.665 acres, more or less, as shown on survey entitled Elma Mabe and wife, Doris M. Mabe, made by Franklin Surveying Company dated May 8, 1991.

BEGINNING at an axle found, the Southwest corner of the Elma Mabe and wife, Doris Mabe lot (see Deed Book 354, Page 235 and Deed Book 334, Page 167), thence N 05 deg. 11' 10" E 452.43 feet to an existing iron pin in the right-of-way of Highway #66, thence continuing N 05 deg. 11' 10" E 19.60 feet to a point, thence S 88 deg. 44' 18" E \_\_\_\_\_ feet to a point in the edge of the pavement, the Northeast corner of the Elma Mabe lot, thence S 07 deg. 47' 54" W 13.04 feet to a new iron pin, thence continuing S 07 deg. 47' 54" W 460.96 feet along a line with Elma Mabe to an axle found, the point of BEGINNING, and containing 0.117 acres, more or less, according to a revised survey by Franklin Surveying Co. dated 5-8-91.