

2008003588 00155

FORSYTH CO, NC FEE \$32.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-23-2008 04:22 PM

KAREN GORDON

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPTV

BK: RE 2808**PG: 1125-1131**

Excise Tax: \$-0- (NO TAXABLE CONSIDERATION)

PROBATE AND FILING FEE \$

PAID

<input checked="" type="checkbox"/> Tax Block: 5243	<input checked="" type="checkbox"/> Lot 014A	<input checked="" type="checkbox"/> Parcel Identifier No. 6898-16-0776	<input checked="" type="checkbox"/> Address: 9379 Pumpkin Ridge Road Kernersville, NC
<input checked="" type="checkbox"/> Tax Block: 5243	<input checked="" type="checkbox"/> Lot 203F	<input checked="" type="checkbox"/> Parcel Identifier No. 6898-18-6096	<input checked="" type="checkbox"/> Address: Pumpkin Ridge Road Kernersville, NC
<input checked="" type="checkbox"/> Tax Block: 5243	<input checked="" type="checkbox"/> Lot 203N	<input checked="" type="checkbox"/> Parcel Identifier No. 6898-17-4591	<input checked="" type="checkbox"/> Address: Pumpkin Ridge Road Kernersville, NC
<input checked="" type="checkbox"/> Tax Block: 5352	<input checked="" type="checkbox"/> Lot 039W	<input checked="" type="checkbox"/> Parcel Identifier No. 6876-98-5143	<input checked="" type="checkbox"/> Address: 900 West Mountain Street Kernersville, NC

PUT IN **BOX NO. 52** @ FORSYTH COUNTY REGISTER OF DEEDS for after recording for: ☒ NEAL E. TACKABERY, ESQ.Prepared by: **Neal E. Tackabery, Esq.; Blanco Tackabery Combs & Matamoros, P.A.**Mail future tax bills to: ☒ Mr. Louis R. Dollarhite, Trustee; 9379 Pumpkin Ridge Road; Kernersville, NC 27284-7604**☒ A TITLE SEARCH WAS NEITHER REQUESTED NOR PERFORMED.****FORSYTH COUNTY, NORTH CAROLINA NON-WARRANTY DEED**THIS DEED made this 23 day of January, 2008, by and between:**GRANTOR**

LOUIS R. DOLLARHITE
and wife,
DOROTHY R. DOLLARHITE
9379 Pumpkin Ridge Road
Kernersville, NC 27284-7604

GRANTEE

LOUIS R. DOLLARHITE, Trustee of the Louis R.
Dollarhite Revocable Trust Agreement Dated
November 14, 2007

9379 Pumpkin Ridge Road
Kernersville, NC 27284-7604

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does release and forever quitclaim unto the Grantee, all such right, title and

interest as the Grantor has in or to that parcel of land lying and being in Forsyth County, North Carolina, more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

Grantor makes no warranty, express or implied, as to the title of the above-described property.

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. The property hereinabove described was acquired by Grantor by instruments recorded in: See book/page notations after each tract's legal description on the attached "EXHIBIT A."

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Louis R. Dollarhite (SEAL)
Louis R. Dollarhite

Dorothy R. Dollarhite (SEAL)
Dorothy R. Dollarhite

NORTH CAROLINA - FORSYTH COUNTY

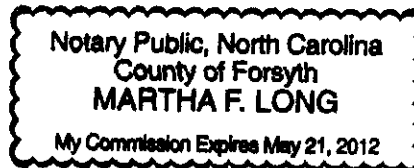
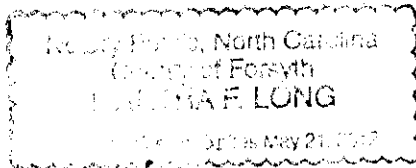
I, a Notary Public of Forsyth County and State aforesaid, certify that **LOUIS R. DOLLARHITE** and wife, **DOROTHY R. DOLLARHITE**, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 23 day of January, 2008.

My commission expires:

May 21, 2012

Martha F. Long
Notary Public

NOTARIAL SEAL/STAMP:



"EXHIBIT A"

TRACT I: That certain tract or parcel of land lying and being in Forsyth County, Belews Creek Township, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the North margin of a soil road, known locally as Pumpkin Ridge Road, and in the line of Clarence Browning, said iron stake being 83.92 ft., North 74 deg. 13 min. East from an old established store corner in the line of E. L. Warren Estate, and being the Southwest corner of this lot; thence with the North margin of said road North 16 deg., 46 min. West 420.33 ft. to an iron stake, a new corner with R. T. Pope; thence a new line with R. T. Pope, North 73 deg., 35 min. East 207.53 ft. to an iron stake, a new corner with R. T. Pope; thence a new line still with R. T. Pope, South 16 deg. 46 min. East 422.63 ft. to an iron stake, a new corner in the line of Clarence Browning; thence with the line of Clarence Browning, South 74 deg. 13 min. West 207.55 ft. to the point of BEGINNING, containing 2.008 acres, more or less, according to a survey and unrecorded plat made by John T. Morgan, RLS, dated October 15, 1965.

This lot being a portion of the 105acre tract deeded to R. T. Pope by the heirs of C. T. Pope.

See Deed recorded at Book 919, Page 116, Forsyth County, NC Registry.

Tax Map Records Information:

Block 5243, Lot 014A (2 acres, +/-)

PIN #: 6898-16-0776

Map #: 690886

Property Address: 9379 Pumpkin Ridge Road, Kernersville, NC

TRACT II: That certain tract or parcel of land lying and being in Forsyth County, Belews Creek Township, North Carolina, more particularly described as follows:

BEGINNING at an iron stake marking the southeastern most corner of the Raymond T. Pope property (Deed Book 1289 at Page 1743, Forsyth County Registry); thence from said **BEGINNING** point along the eastern line of said Pope property North 10° 24' 45" West 222.50 feet (crossing an iron stake at 210.00 feet) to a point along the center line of that 25 foot easement described in Deed Book 1717 at Page 2328 and Deed Book 1761 at Page 2886 in the Forsyth County Registry; thence along the center line of said easement the following eight (8) courses and distances: North 79° 38' 10" East 8.76 feet to a point; thence North 48° 57' 27" East 42.10 feet to a point; thence North 61° 49' 21" East 39.89 feet to a point; thence North 71° 04' 03" East 121.23 feet to a point; thence North 57° 42' 55" East 47.22 feet to a point; thence North 56° 02' 02" East 61.81 feet to a point; thence North 64° 54' 50" East 90.16 feet to a point; thence North 68° 25' 26" East 111.41 feet to an iron stake along the western line of the Gary Vogt property (Deed Book 1717 at Page 2328 and Deed Book 1761 at Page 2886, Forsyth County Registry); thence along the western line of the Gary Vogt property and the Lucille Pope property South 04° 05' 54" West 443.83 feet to a new iron stake within the Lucille Pope property; thence two (2) new lines within the Lucille Pope property as follows: South 58° 42' 26" West 290.22 feet to a new iron stake; thence North 44° 24' 51" West 208.47 feet to an iron stake marking the point and place of **BEGINNING** and containing 4.0053 acres more or less. This description is in accordance with a survey prepared by Bobby R. Wilson, RLS, dated April 13, 1992 and entitled "Map for Louis R. Dollarhite and wife, Dorothy Dollarhite".

There is also conveyed herewith a non-exclusive perpetual easement which is appurtenant to and runs with the above described property and is for the purpose of ingress, egress and regress to and from this property and Pumpkin Ridge Road and said easement is 25 feet in width and the center line of said easement is described as follows:

BEGINNING at a point, said point marking the northwestern corner of the above described property; thence from said point South 79° 38' 10" West 220.21 feet to a point in the center line of Pumpkin Ridge Road, said point marking the terminus of this easement.

See Deed recorded at Book 1742, Page 3763, as revised and re-recorded at Book 1761, 2901, Page 0673, Forsyth County, NC Registry.

Tax Map Records Information:

Block 5243, Lot 203F (4.01 acres, +/-)

PIN #: 6898-18-6096

Map #: 690886

Property Address: Pumpkin Ridge Road; Kernersville, NC

TRACT III: That certain tract or parcel of land lying and being in Forsyth County, Belews Creek Township, North Carolina, more particularly described as follows:

Lying and being in Belews Creek Township, Forsyth County, North Carolina and BEGINNING at a new iron stake on the eastern margin of Pumpkin Ridge Road (S.R. 2016) Peggy C. Gussan's corner (see Deed Book 1127 page 1501, Forsyth County Registry), and running thence with the margin of said road the four following courses and distances N 38 degrees 16' 42" East 121.78 feet; N 33 degrees 22' 22" East 96.62 feet; N 25 degrees 22' 16" East 96.24 feet; N 21 degrees 40' 43" East 201.26 feet to a new iron pipe; thence S 73 degrees 24' 31" East 182.30 feet to a new iron stake; thence N 18 degrees 34' 25" East 156.14 feet to a new iron stake; thence N 11 degrees 30' 19" West 88.34 feet to a new iron stake; thence N 09 degrees 13' 18" West 80.92 feet to a new iron stake; thence N 88 degrees 20' 17" West 98.12 feet to a new iron stake on the margin of Pumpkin Ridge Road; thence with the margin of said road N 14 degrees 06' 07" East 26.10 feet to an iron stake; thence S 88 degrees 20' 17" East 100.92 feet to an iron stake; thence N 19 degrees 56' 53" East 70.92 feet to an iron stake; thence S 88 degrees 37' 21" East 89.20 feet to an old iron stake; thence S 32 degrees 40' 21" East 208.47 feet to an old iron stake; thence S 17 degrees 29' 21" East 436.29 feet to a stake; thence S 01 degrees 54' 30" West 107.02 feet to an old iron stake; thence N 72 degrees 05' 13" West 388.52 feet to an old iron stake; thence S 35 degrees 17' 15" West 263.81 feet to an old iron stake; thence S 88 degrees 21' 06" West 278.68 feet to the point or place of beginning containing 6.4271 acres, more or less.

See Deed recorded at Book 2529, Page 2878, Forsyth County, NC Registry.

Tax Map Records Information:

Block 5243, Lot 203F (6.43 acres, +/-)

PIN #: 6898-18-6096

Map #: 690886

Property Address: Pumpkin Ridge Road; Kernersville, NC

TRACT IV: That certain tract or parcel of land lying and being in Forsyth County, Kernersville Creek Township, North Carolina, more particularly described as follows:

PARCEL ONE OF TRACT IV:

PARCEL ONE:

Bounded on the North by the properties of

- (1) Tony Brown - Deed Book 998, page 401;
- (2) Larry E. Lail - Deed Book 1178, page 701;
- (3) W. Lee Rowland - Deed Book 1177, page 1749;
- (4) Charles A. Hilton - Deed Book 1300, page 1265;
- (5) Jesse L. Brown - Deed Book 1180, page 242;
- (6) William W. Gwyn - Deed Book 1230, page 1313;
- (7) William R. Lakey - Deed Book 1181, page 928;
- (8) Samuel R. Campagna - Deed Book 1181, page 767;
- (9) T. D. Jones - Deed Book 1182, page 1028;
- (10) Danny R. Atkins - Deed Book 1182, page 24;
- (11) Danny R. White - Deed Book 1182, page 19;
- (12) Southern terminus of street shown on plat of Arbor Acres as recorded in Plat Book 17, page 203.
- (13) Jerry A. Galloway - Deed Book 1297, page 859
- (14) J. A. Cox, Jr. - Deed Book 1272, page 430;
- (15) William E. Crouse - Deed Book 1187, page 402;
- (16) James C. Venable - Deed Book 1121, page 270;
- (17) W. R. Pope - Deed Book 1161, page 398;
- (18) W. R. Pope - Deed Book 1161, page 398;
- (19) O. E. Biggs - Deed Book 1245, page 1038;
- (20) D. L. Barnes - Deed Book 1195, page 545;
- (21) G. E. Marter - Deed Book 1234, page 100;
- (22) M. H. Whicker - Deed Book 788, page 182; and

Bounded on the East by the properties of

- (1) Moir H. Whicker - Deed Book 1193, page 1433
- (2) D. H. Walker - Deed Book 775, page 139; and
- (3) Carolina Steel Corporation - Deed Book 1024, page 75; and

Bounded on the South by the property of

- (1) Carolina Steel Corporation - Deed Book 1024, page 75; and
- (2) by the center line of the Southern Railroad; and

Bounded on the West by the property of

- (1) Metal Processors, Inc. - Deed Book 740, page 254; and
- (2) ITT Grinnell Industrial Piping, Inc. - Deed Book 1272, page 517.

PARCEL TWO OF TRACT IV IS CONTINUED ON NEXT PAGE

PARCEL TWO OF TRACT IV:

PARCEL TWO:

All that parcel of land lying in Kernersville Township, County of Forsyth and State of North Carolina containing 19.56 acres, more or less, bounded as follows:

Bounded on the North by the center line of the Southern Railroad; and

Bounded on the East by the property of

- (1) Carolina Steel Corporation - Deed Book 1024, page 75; and
- (2) Dianne L. Parrish - Deed Book 1237, page 1781; and

Bounded on the South by the Property of

- (1) Dianne L. Parrish - Deed Book 1237, page 1781; and
- (2) by the North right of way line of Old U. S. Highway No. 421; and

Bounded on the west by the property of Carrie E. Ballard - Deed Book 836, page 189 and Deed Book 1198, page 1743.

(1) NOTE: The above two parcels of land constitute lots 39Q and 39P of Block 5352 of the Forsyth County Tax Maps as presently constituted.

(2) NOTE: The above described constitutes that property described in Deed Book 22, page 181 and Deed Book 22, page 182, Forsyth County Registry. SAVE AND EXCEPT therefrom the various out conveyances made by H. B. Perry and his heirs.

(3) NOTE: Henry B. Perry died more than 75 years ago and his widow has been dead for many years. Perry did not leave a will and there was no administration of his estate. Perry left surviving three children:

- (1) Moses Perry who was never married and who died more than 24 years ago; and
- (2) Lucinda Perry who was never married and who died more than 50 years ago; and
- (3) Margaret Perry who married John Frederick Echols.

John Frederick Echols and Margaret Perry Echols had two children, namely Ethel Echols and Margaret Echols. Margaret Perry Echols (also spelled Eckles") died in 1940. Ethel Echols and Margaret Echols never married and were the sole heirs of Margaret Perry Echols. See Administration files A4413 and A3143 in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.

Ethel Echols died in 1972 and was survived by her daughter, Cynthia Virginia Echols.

This conveyance is made subject to a life estate retained by each of the grantors - namely Margaret Echols and Cynthia Virginia Echols.

See Deed recorded at Book 1331, Page 0673, Forsyth County, NC Registry.

Tax Map Records Information:

Block 5352, Lot 039W (14.31 acres, +/-)

PIN #: 6876-98-5143

Map #: 678866

Property Address: 900 West Mountain Street; Kernersville, NC