

2008011177 00071

FORSYTH CO, NC FEE \$23.00



**GIFT DEED**

PRESENTED & RECORDED:

03-05-2008 10:47 AM

KAREN GORDON

REGISTER OF DEEDS  
BY: LORA SMALL  
DPTY

**BK: RE 2816**

**PG: 3250-3253**

**NORTH CAROLINA**

**GIFT DEED**

Excise Tax: \$0.00

Recording Time, Book and Page:

Tax Map No. 642882

Parcel Identifier No:

Mail after recording to: Grantees at: (original to)

This instrument was prepared by: Michael J. Feiereisel, Attorney at Law, PLLC, No title search requested nor performed.

THIS DEED made this 20th day of September, 2007 by and between

**GRANTOR**

**Milan Shaw and wife, Teresa Shaw**

**GRANTEE**

**Mike Foltz**

**Property Address: Daisy Station Lane, Winston-Salem, NC 27105**

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:

**See Attached Exhibit A**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2703, Page 1157, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 51, Page 80, and referenced within this instrument.

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:

**Subject to any and all easements, restrictions and rights-of-way of record, if any, and any and all ad Valorem property**

taxes due hereafter.

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 officer(s), the day and year first above written.

\_\_\_\_\_  
(Entity Name) Milan Shaw (SEAL)

By: \_\_\_\_\_ Teresa Shaw (SEAL)  
Title: \_\_\_\_\_  
Teresa Shaw

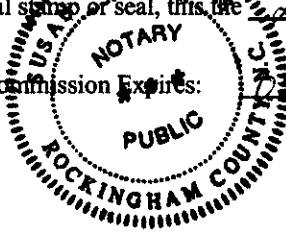
By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

NORTH CAROLINA Guilford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document in person of principal(s). Milan Shaw and wife, Teresa Shaw, Grantor(s). Witness my hand and official stamp or seal, this the 24<sup>th</sup> day of September, 2007

My Commission Expires: 05/12/2008



Susan J. Williams  
Notary Public  
Print Notary Name: Susan J. Williams

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: name(s) of principal(s). MILAN SHAW, Grantor(s). Witness my hand and official stamp or seal, this the 24 day of September, 2007

My Commission Expires: \_\_\_\_\_  
**ANGELA P TATE**  
**NOTARY PUBLIC**  
**FORSYTH COUNTY**  
**STATE OF NORTH CAROLINA**  
**MY COMMISSION EXPIRES 5-17-2012**

Angela P. Tate  
Notary Public  
Print Notary Name: Angela P. Tate

“Exhibit A”

BEING known and Designated as Lot No. 2 as shown on the Map of Daisy Station Subdivision as recorded in Plat Book 51, Page 80, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The above referenced Lot is conveyed with and subject to the following 35 foot private access and utility Easement as recorded in Deed Book 2725 Page 2747:

BEGINNING at an Iron Pipe found in the Southwest corner of the N.R.L.L. East, LLC property (Deed Book 2602, Page 3297, Block 3002, Lot 003K) with said iron Pipe also lying and being in the Eastern Lot Line of the Republic Properties, LLC Property (Deed Book 2558, Page 4448, Block 3002, Lot 130) and thence South 87 Degrees 26 Minutes 00 Seconds East 362.36 feet to an Iron Pipe found in the Southwestern corner of a 25 foot perpetual, non-exclusive Easement recorded in Deed Book 2197, Page 4710 and also being the Southeast corner of the N.R.L.L. East, LLC Property (Deed Book 2602, Page 3297, Block 3022, Lot 003K) said Pipe also being the POINT AND PLACE OF BEGINNING, thence South 87 Degrees 24 Minutes 48 Seconds East 200.53 feet to an Iron Pipe found, said Iron Pipe lying and being in the Southern Boundary of a 25 foot perpetual non-exclusive Easement recorded in Deed Book 2197, Page 4710; said Iron Pipe lying and being in the Southern boundary of a 25 foot perpetual, non-exclusive easement recorded in Deed Book 2197, Page 4710; thence South 87 Degrees 23 Minutes 27 Seconds East 180.63 feet to an Iron Pipe set, said Iron Pipe also lying and being in the Southern boundary of a 25 foot perpetual non-exclusive easement recorded in deed Book 2197, Page 4710 Forsyth County Registry; thence South 87 Degrees 23 Minutes 27 Seconds East 30 feet to an Iron Pipe Set, said point also lying and being in the Southern boundary line of the adjoining 25 foot perpetual, non-exclusive Easement recorded in Deed Book 2197, Page 4710 of the Forsyth County Register of Deeds Office; thence South 87 Degrees 23 Minutes 27 Seconds, East 172.11 feet to an Iron Pin found, said Iron Pin also being the Southeast corner of the adjoining 25 foot perpetual, non-exclusive Easement recorded in Deed Book 2197, Page 4710 in the Forsyth County Register Of Deeds Office and said point lying and being in the Western Boundary of Davis Road (S. R. 2216, a 60 foot Public paved right-of-way); thence continuing along the Western boundary of Davis Road a 60 foot Public right-of way (S.R. 2216) South 00 Degrees 45 Minutes 24 Seconds West 35.02 feet to a calculated point; said calculated point also being and lying in the Western boundary of Davis Road (S.R. 2216); Thence along a new lot line North 87 Degrees 23 Minutes 53 Seconds West 615.16 Feet to a Calculated Point, said new lot line being the Southern Boundary Line of the herein described Daisy Station Lane 35.00 Foot Private Access and Utility Easement ; thence North 02 Degrees 35 Minutes 00

Seconds East 35 Feet to an Iron Pipe, said Iron Pipe being the POINT AND PLACE OF BEGINNING.

The purpose of said easement is to provide for ingress, egress and regress and utilities. Said easement is to be known as "Daisy Station Lane," and said Easement is perpetually and exclusively for the benefit of the owners of the Lots in the "Daisy Station Subdivision" and not for any other property. However, this easement shall insure to the benefit of the successors, heirs, and assigns of the Owners of the lots in the "Daisy Station Subdivision" and shall pass with said properties. Said description is in accordance with a Survey by Michael Green Associates, P.A. entitled "Daisy Station Subdivision" and drafted for Milan Shaw on December 12, 2006 with Job Number 3991.