



2011011828 00188

FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-28-2011 02:39:53 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

ASST

BK: RE 2995

PG: 1647-1649

PREPARED BY: Kirk Sanders

RETURN TO: Grantee(s) @ 4930 Germanton Road, Winston-Salem, NC 27105

Mail future tax bills to:

Excise Stamps: GIFT DEED

Brief Description for Index: Tax Block 3435, lots 23 & 24D

No title exam or survey requested, none performed.

NORTH CAROLINA)

)

FORSYTH COUNTY)

GENERAL WARRANTY DEED**WITH RESERVATION OF LIFE ESTATE**

THIS DEED made this 22ND day of March, 2011, by and between **GLORIA M. ORTNER**, (hereinafter referred to as "Grantor"), to **GLORIA M. ORTNER**, a LIFE ESTATE INTEREST only, with REMAINDER INTEREST only to **KAITLIN ORTNER** (hereinafter referred to as "Grantee").

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 situated in **Forsyth** County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'**Gloria M. Ortner reserves a life estate interest in the 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, *subject to the life estate interest.*

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 herein above described is subject to the following exceptions: rights of way, easements and restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2102, Page 2637, Forsyth County Registry.

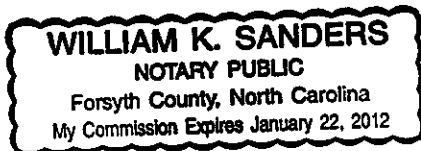
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year first above written.

Gloria M. Ortner (SEAL)
GLORIA M. ORTNER

STATE OF NORTH CAROLINA - County of FORSYTH

I, the undersigned, a Notary Public of FORSYTH County, State aforesaid, certify that **GLORIA M. ORTNER**, either being personally known to me or proven by satisfactory evidence, acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 22nd day of MARCH, 2011.



William K. Sanders
 Notary Public
 Print Name: William K Sanders
 My Commission Expires: 1/22/12

EXHIBIT "A"

BEGINNING at an iron stake located in the Western right of way line of Germanton Road (also known as Highway #8), said stake also being located at the Southeast corner of Phillip A. Barr property; running thence from said Beginning point with the Western right of way line of said road, South 10° 40' West 100.0 feet to an iron stake located at the Northeast corner of H.E. Poe property; running thence with the Northern line of Poe, North 76° 35' West 93.78 feet to an old iron stake located at the Northwest corner of H. E. Poe property; running with the Northern line of Smith Brothers' property, North 76° 35' West 196.50 feet to an old iron stake; running thence with the Western line of William D. Buck property, North 17° 40' East 100.20 feet to an old iron stake; running thence with the Southern line of Phillip A. Barr property, South 76° 35' East 278.05 feet to the point and place of BEGINNING. Also known as Lot 23 and 24D, Block 3435 on the Forsyth County Tax Map.

This conveyance is made pursuant to the terms of that Consent Order in Ortner v. Ortner, 99 CVD 2483. Grantor, William R. Ortner shall be solely responsible for the payment of the outstanding mortgage to Piedmont Federal Savings and Loan, Deed of Trust recorded in Book 1252, Page 169 and modified in Book 1736, Page 905 of the Forsyth County Register of Deeds.