



2012013404 00244

FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:

03-28-2012 03:41:28 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPT

BK: RE 3051

PG: 2243-2245

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

GIFT DEED WITH
 LIFE ESTATE RETAINED
 BY GRANTOR

Drafted by Aimee L. Smith, Attorney
 & return to: Craige Brawley Liipfert & Walker LLP
 110 Oakwood Drive, Suite 300
 Winston-Salem, NC 27103

*Box 36
 CMK*

Grantor Address:Grantee Address:

Marjorie H. Booker
4310 Woodbourne Drive
Clemmons, NC 27012

Sharon Booker and Megan Batten, as
Trustees of the Marjorie H. Booker
Irrevocable Trust U/A Dated 12/28/2011
18732 Ness Place NE
Poultbo, WA 98370

√ If initialed, the property includes the primary residence of at least one of the Grantors.

THIS GIFT DEED, made this 20 day of February, 2012, by and between Marjorie H. Booker and Rodney L. Booker, (hereinafter called "Grantor") and SHARON BOOKER and MEGAN BATTEN, AS TRUSTEES OF THE MARJORIE H. BOOKER IRREVOCABLE TRUST U/A DATED 2/20/2012 (hereinafter called "Grantee").

WITNESSETH:

THAT the Grantor, for love and affection, the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the Grantee and their successors and assigns, in fee simple, subject to a life estate retained by Marjorie H. Booker in those certain tracts or parcels of land situated in Forsyth County, North Carolina, which are more particularly described as follows:

BEING known and designated as Lots Numbered Eleven (11) and Twelve (12) in Block "P", as shown on map of Meadowbrook (No. 4), Section of Forest Hills Estates, Plat of said property being made by Paul King, C. E., which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, page 115, and to which map reference is hereby made for a more particular description.

For back reference see Deed Book 1197 at page 80 of the Forsyth County Registry.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to a life estate retained by Marjorie H. Booker.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that she has the right to convey the same in fee simple, that title is marketable and free and clear from 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:

1. Grantee takes the above-described property subject to:

- a. Easements;
- b. Rights of way;
- c. Restrictions of record, if any;
- d. Life estate retained by Marjorie H. Booker; and
- e. City/County ad valorem tax for 2011.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written. Rodney L. Booker joins in the signing of this deed to release his marital interest.

Marjorie H. Booker by Megan Batten (SEAL)
Marjorie H. Booker, by her attorney-in-fact,
Megan Batten

Rodney L. Booker by Megan Batten (SEAL)
Rodney L. Booker, by his attorney-in-fact,
Megan Batten

NORTH CAROLINA)

Scotland COUNTY)

I, Raymond Norton, a Notary Public for Scotland County, North Carolina, do hereby certify that Megan Batten, attorney-in-fact for Marjorie Heitman Booker (a/k/a Marjorie H. Booker), personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Marjorie H. Booker, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 3032 at page 307 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 29th day of November, 2011, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Megan Batten acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Marjorie H. Booker.



My commission expires:

7-4-2016

Witness my hand and official seal, this 20 day of FEB, 2012.

Raymond Norton
Notary Public

Raymond Norton
(Printed Name)

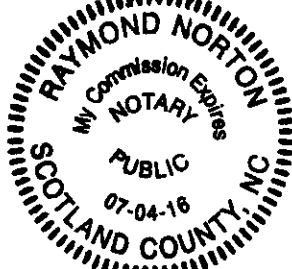
NORTH CAROLINA)

Scotland COUNTY)

I, Raymond Norton, a Notary Public for Scotland County, North Carolina, do hereby certify that Megan Batten, attorney-in-fact for Rodney L. Booker, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Rodney L. Booker, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 2955 at page 2321 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 20th day of July, 2010, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Megan Batten acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Rodney L. Booker.

Witness my hand and official seal, this 20 day of FEB, 2012.



My commission expires:

7-4-2016

Raymond Norton
Notary Public

Raymond Norton
(Printed Name)