Book 3132 Page 1414

A.C.A



2013030377 00362 FORSYTH CO, NC FEE \$26.00

GIFT DEED PRESENTED & RECORDED: 06-28-2013 04:38:07 PM C. NORMAN HOLLEMAN REGISTER OF DEEDS BY, RANDY L SMITH DETY

BK: RE 3132 PG: 1414-1415

### NORTH CAROLINA WARRANTY DEED

Excise Tax: \$ C1,++ UCCO			
Parcel Identifier No.6836-25-8005.00 Verified by Forsyth Cou	inty on the day of	, 20	By:
Mail/Box:			<u> </u>
This instrument was prepared by: Leslie G. Frye (Box 48) NO		UESTED OR PREF	ORMED
Brief description for the Index: East Part of Lot 2, Block J, Gre	eenway Place		
THIS DEED made this 24 H day of June, 2013, by and bet	ween		
THIS DEED made this <u>24</u> <u>H</u> day of <u>June</u> , 2013, by and bet GRANTOR	ween	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, and 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 a unto the Grantee in fee simple subject to a life estate reserved by Grantor, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at a stake on the North side of West 24<sup>th</sup> Street, said stake being 140 feet West of the beginning of a curve into Gilmer Avenue; running thence South 77 degrees 10 minutes West 75 feet to a stake; thence North 11 degrees 30 minutes West 116.97 feet to a stake; thence South 40 degrees 15 minutes East 64.78 feet to a stake; thence South 12 degrees 15 minutes East 45 feet to the BEGINNING; being the East part of Lot No. 2, in Block J, as shown on the map of GREENWAY PLACE, as recorded in Plat Book 4, Page 73, and being in all respects the same property as that described in Deed of Trust Book 873, Page 358, in the Office of the Register of Deeds of Forsyth County, North Carolina.

# This conveyance is made subject to a life estate reserved by the grantor for the remainder of her natural life.

The property hereinabove was acquired by Grantor by instrument recorded in Book 887 Page 337.

**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 Grantors covenant with the Grantees, that Grantors are seized of a 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Grantor reserves for herself a life estate in said property for the remainder of her natural life.

# EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND CURRENT YEARS AD VALOREM TAXES TO BE PRORATED TO THE DATE OF CLOSING.

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

Corrison (SEAL)

STATE OF NORTH CAROLINA

#### **COUNTY OF FORSYTH**

I, a Notary Public of the County and State aforesaid, certify that <u>JAMIE G. MORRISON</u>, <u>Widow</u>, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

\*\*\*\*\*\*\*\*

Witness my hand and official stamp or seal, this  $24^{H}$  day of June, 2013.

#### SEAL/STAMP

My Commission Expires: 4/24/2017

Notary Public

Printed Name:

MELANIE J. SNOW NOTARY PUBLIC Forsyth County, NC My Comm. Exp.