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PRESENTED & RECORDED:

12-29-2014 01:28:30 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3211

PG: 423-426

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NORTH CAROLINA
GUILFORD COUNTY

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

ENVELOPE mail: Roland Wilson
5901 W. MKT ST.
Greensboro, NC 27409

85 CVD 1199
HIGH POINT
86 CVD 6462
GREENSBORO

ROLAND GLENN WILSON,)
Plaintiff,)

vs.)

JULIA COOK WILSON,)
Defendant.)

JUDGMENT TRANSFERRING
TITLE TO REAL PROPERTY TO
PLAINTIFF

THIS MATTER coming on to be heard and being heard before the undersigned Judge presiding at the January 30, 2012 Civil Session (Courtroom 3A) of Guilford County District Court, Greensboro Division, upon Plaintiff's Motion to Compel Transfer of Title to Real Property to Plaintiff. Present in Court are Roland Glenn Wilson, Plaintiff, K.E. Krispen Culbertson, attorney for Plaintiff, and Julia Cook Wilson, Defendant. Based upon the evidence presented by the parties, statements of counsel and review of the files herein, the Court makes the following

FINDINGS OF FACT

1. On February 4, 1980, the parties acquired title to a certain 5.03-acre tract of raw land located in Belews Creek, Forsyth County, North Carolina, described in Deed Book 1296 at Page 92, Forsyth County Registry and more fully described below ("Raw Land").
2. On March 26, 1987, Judge William L. Daisy entered a Judgment of Distribution of Marital Property ("ED judgment") in which Plaintiff was awarded sole title to the Raw Land. The ED judgment further directed that the property transfer be effectuated and transfer of title to occur by March 31, 1987. By subsequent judgment entered herein by

Judge Paul Thomas Williams on May 10, 1988, Defendant was ordered to comply with Judge Daisy's ED judgment.

3. Defendant has failed to execute a Deed conveying to Plaintiff sole title to the Raw Land, it now being almost 25 years since entry of Judge Daisy's ED judgment.

4. This Court is empowered, pursuant to Rule 70 of the North Carolina Rules of Civil Procedure, to enter Judgment divesting Defendant of her interest in the title to that real property allocated to the Plaintiff described in Judge Daisy's ED judgment and more particularly described in Deed Book 1296, Page 92 in the Office of Register of Deeds of Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake, the Southeast corner of James Williams property as described in Book 1167, page 1485 Forsyth County Registry, and running thence with Williams east Line N 22 deg. 26 min. 520.25 feet to a stake; thence S 64 deg. 01 min. E 296.15 ft. to a stake; thence S 69 deg. 38 min. E 226.04 ft. to a stake; thence S 0 deg. 33 min. E 229.08 ft to a stake; thence S 83 deg. 30 min. W 581.1 ft to a stake; thence 86 deg. 06 min. 100 ft. to a stake; thence N 3 deg. 54 min. W 30.0 ft. to the Place of BEGINNING and being a 5.03 acre tract, more or less of the Green-Hi-Win Farms, Inc. Property as shown on unrecorded map dated December 2, 1975 by Joseph Parks Bennett, Jr., R.L.S.

This property is subject to a 30-foot assessment on the southern boundary thereof as recorded in Book 1167, page 1487, Forsyth County Registry, reference to which is hereby made for a more complete description.

This property is conveyed subject to the following restrictions: (1) No trailers or mobile homes are to be located hereon; (2) No prefabricated houses are to be located hereon; (3) No improvements or construction with concrete block exteriors are to be located on the premises; (4) Improvements on property limited to one single-family residence, excluding garages, per 3 acres; and (5) the grantor herein or its heirs or assigns reserves the right to modify or waive these restrictions.

Based upon the foregoing **FINDINGS OF FACT**, the court makes the following

CONCLUSIONS OF LAW

1. The court has jurisdiction over the person and subject matter of this action.
2. The Plaintiff is entitled to compliance by the Defendant with Judge Daisy's ED judgment.
3. After nearly 25 years, Defendant has still failed to comply with Judge Daisy's ED judgment; and therefore the Court is empowered pursuant to Rule 70 of the North Carolina Rules of Civil Procedure to enter Judgment divesting Defendant of her interest in the title to that real property described in Judge Daisy's ED judgment and, more

particularly described in Deed Book 1296, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina and more particularly described as follows:

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IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED THAT:

1. The Defendant is hereby divested of all her right, title and interest in that real property allocated to the Plaintiff in Judge Daisy's ED judgment and more particularly described in Deed Book 1296, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina and more particularly described as follows:

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2. This Judgment shall be regarded as a Deed of Conveyance of the said property.

This 20th day of December, 2012, ~~none~~ ^{PDS} ~~pro-tunc~~ February 2, 2012.

Polly D. Sizemore

Polly D. Sizemore
Judge Presiding

NORTH CAROLINA - GUILFORD COUNTY
CERTIFIED A TRUE COPY OF ORIGINAL
ON FILE IN THIS OFFICE

THIS 20 DAY OF December, 2014

John H. Hester
CSC