



2015017287 00042

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

05-15-2015 10:03:16 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S L POINDEXTER

DPT

BK: RE 3230

PG: 3610-3612

ENVELOPE

QUITCLAIM DEED

Mail To: Robert S. Boyan, Attorney at Law, 150 Church Avenue, High Point, NC 27262

This instrument was prepared by: Robert S. Boyan, Attorney at Law, High Point, NC

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made and entered into this 8TH day of MAY, 20 15, by and between

GRACE D. YEAGER, now LUNDERGAN

of Forsyth County and State of North Carolina, hereinafter called Grantor, and Kathryn Y. McClain;

Christine Y. Williams, Virginia Y. Brown, Elizabeth Y. Fisher, Carolyn Y. Hall and Benjamin N. Yeager

of Forsyth County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address

is 8335 Riverwalk Drive, Clemmons, NC 27012;

WITNESSETH:

The purpose of this QUIT CLAIM DEED is to relinquish my life estate previously reserved in said property. Further this QUIT CLAIM DEED is to give clarification to the full ownership of the six Grantees named herein. Please see Estate of Francis Joseph Yeager, Jr. 14-E-2261 in Forsyth Co., NC

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Walkertown Township, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) Grace D. Yeager, now Lundergan (SEAL)
GRACE D. YEAGER, now LUNDERGAN
By: _____ President _____ (SEAL)
ATTEST: _____ Secretary _____ (SEAL)
(Corporate Seal) _____ (SEAL)

SEAL - STAMP NORTH CAROLINA, Forsyth COUNTY.
STACY R CHWISLEY
Notary Public
Forsyth County
North Carolina
My Commission Expires Nov 25, 2019
I, a Notary Public of the County and State aforesaid, certify that GRACE D. YEAGER, now LUNDERGAN
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 8 day of May, 20 15
My Commission expires: Nov. 25, 2019 Stacy R. Chwisley Notary Public

SEAL - STAMP NORTH CAROLINA, _____ COUNTY.
I, a Notary Public of the County and State aforesaid, certify that _____
Trustee
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 20 _____
My Commission expires: _____ Notary Public

SEAL - STAMP NORTH CAROLINA, _____ COUNTY.
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of _____
a North Carolina corporation, and that by authority
duly given and as the act of the corporation, the foregoing instrument was signed in its name by _____
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 20 _____
My Commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered this _____ day of _____, 20 _____,
at _____ A.M., Book _____, Page _____

Register of Deeds for _____ County, North Carolina.
By _____ Deputy/Assistant - Register of Deeds.

EXHIBIT "A"

TRACT NO. 1: BEING KNOWN AND DESIGNATED AS LOT NO. 35, AS SHOWN ON THE MAP OF DAY ACRES, SECTION 2, RECORDED IN PLAT BOOK 21, PAGE 96, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

THIS CONVEYANCE OF TRACT NO. 1 IS SUBJECT TO THE RESTRICTIVE COVENANTS AS PERTAINS TO DAY ACRES, SECTION 2, AS IF FULLY SET OUT HEREIN AND SAID RESTRICTIVE COVENANTS BEING RECORDED IN DEED BOOK 851, PAGE 238, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TRACT NO. 2: BEGINNING AT AN IRON STAKE IN THE SOUTHWESTERNMOST CORNER OF LOT NO. 35, AS SHOWN ON THE MAP OF PROPERTY OF DAY ACRES, SECTION 2, RECORDED IN PLAT BOOK 21, PAGE 96, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, PROCEEDING THENCE WITH THE SOUTHERNMOST LINES OF LOTS NOS. 35, 38, 37, 38, 39, 40 AND 41, AS SHOWN ON SAID PLAT, SOUTH 87 DEGREES 55 MINUTES EAST 902.5 FEET TO AN IRON STAKE IN THE LINE OF MRS. ADA DAY; THENCE WITH SAID LINE OF MRS. DAY, SOUTH 3 DEGREES WEST 949 FEET TO A BLACK GUM IN BRUNK'S LINE; THENCE WITH THE LINE OF SAID BRUNK, NORTH 87 DEGREES 20 MINUTES 20 MINUTES WEST 890 TO AN IRON STAKE IN RISEN'S LINE; THENCE WITH SAID RISEN'S LINE, NORTH 2 DEGREES 5 MINUTES EAST 852 FEET TO AN IRON STAKE THE POINT AND PLACE OF BEGINNING, CONTAINING 19.52 ACRES, MORE OR LESS AND BEING IN ACCORDANCE WITH A SURVEY OF W. O. DOGGETT, R.L.S., DATED SEPTEMBER, 1962.

TRACT NO. 3: BEING TRACT ONE REFERRED TO IN THE SPECIAL PROCEEDING ENTITLED LOTTIE DICKERSON NUGENT, WIDOW, ET AL V. SOLOMON DICKERSON, ET AL, FORSYTH COUNTY, NORTH CAROLINA, AND BEGINNING AT AN IRON STAKE IN THE WESTERN SIDE OF DIPPEN ROAD, SAID IRON BEING LOCATED AT THE SOUTHEAST CORNER OF LOT NO. 70, AS SHOWN ON THE PLAT OF DAY ACRES, SECTION 1, SAID PLAT BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 19, PAGE 73; THENCE SOUTH 17 DEGREES 40 MINUTES EAST 204.11 FEET TO AN OLD IRON IN THE LINE OF C.B. DAY; THENCE ALONG THE LINE OF C. B. DAY NORTH 89 DEGREES 22 MINUTES WEST 239.15 FEET TO AN OLD IRON; THENCE CONTINUING ALONG THE LINE OF C.B. DAY SOUTH 5 DEGREES 17 MINUTES WEST 808 FEET TO A STONE; THENCE CONTINUING ALONG THE LINE OF C.B. DAY AND CROSSING DIPPEN ROAD SOUTH 88 DEGREES 30 MINUTES EAST 283.92 FEET TO AN IRON IN THE LINE OF CYNTHIA DAY SHIELDS; THENCE SOUTH 13 DEGREES 10 MINUTES WEST CROSSING DIPPEN ROAD 473.38 FEET TO A STONE; THENCE SOUTH 3 DEGREES 53 MINUTES WEST 552.49 FEET TO A STONE; THENCE SOUTH 88 DEGREES 33 MINUTES 20 SECONDS WEST 818.28 FEET TO AN OLD IRON AT BLACK GUM; THENCE NORTH 3 DEGREES 47 MINUTES 30 SECONDS EAST 2110.55 FEET TO AN OLD IRON, THE SOUTHWEST CORNER OF LOT 64 AND IN THE EAST LINE OF LOT 60, AS SHOWN ON THE PLAT OF DAY ACRES, SECTION 1, RECORDED IN PLAT BOOK 19, PAGE 73, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; THENCE SOUTH 85 DEGREES 44 MINUTES EAST ALONG THE SOUTHERN BOUNDARY LINES OF LOTS 64 THROUGH 70 OF DAY ACRES, SECTION 1, 812.68 FEET TO THE PLACE OF BEGINNING, CONTAINING 35.98 ACRES, MORE OR LESS, ALL AS SHOWN ON PLAT OF SURVEY PREPARED BY JOYCE MAPPING COMPANY, APRIL 11, 1963.