

LOA



2016005656 00116
 FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:
 02-17-2016 03:30:33 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3272**PG: 583-585**

Box 36

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

GIFT DEED CONVEYING
 50% UNDIVIDED INTEREST

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

Excise Tax: \$0Grantor's Name and Address

Megan Batten, Trustee of the
 Marjorie H. Booker Irrevocable
 Trust U/A dated 2/20/2012
 18732 Ness Place NE
 Poulsbo, WA 98370

Grantee's Name and Address

Sharon Booker
 18732 Ness Place NE
 Poulsbo, WA 98370

_____ If initialed, the property includes the primary residence of at least one of the grantors.

THIS GIFT DEED, made this 8 day of February, 2016, by and between
 MEGAN BATTEN, TRUSTEE OF THE MARJORIE H. BOOKER IRREVOCABLE TRUST U/A
 DATED 2/20/2012 (hereinafter called "Grantor") and SHARON BOOKER (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 her heirs, successors and assigns, in fee simple, a fifty
 percent (50%) undivided interest in that certain tract or parcel of land situated in Forsyth
 County, North Carolina, which is 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 and Deed Book 3051 at Page 2245 of the Forsyth County Registry.

TO HAVE AND TO HOLD a fifty percent (50%) undivided interest in and to the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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 fifty percent (50%) undivided interest in the above-described property subject to:

- a. Easements;
- b. Rights of way;
- c. Restrictions of record, if any; and
- d. City/County ad valorem tax for 2016.

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.

 (SEAL)
Megan Batten, Trustee of the
Marjorie H. Booker Irrevocable Trust
U/A dated 2/20/2012

NORTH CAROLINA

FORSYTH COUNTY

Scotland County

ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Megan Batten, Trustee of the Marjorie H. Booker Irrevocable Trust U/A dated 2/20/2012.

February 8, 2016
Date

Darron Ray Sanders
Official Signature of Notary

Darron Ray Sanders
Notary's printed or typed name, Notary Public

(Official Seal)

My commission expires:

December 8, 2018

