



2016005972 00146
 FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:

02-19-2016 03:18:25 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3272**PG: 2014-2016**

STATE OF NORTH CAROLINA)	GIFT DEED CONVEYING
)	50% UNDIVIDED INTEREST
COUNTY OF FORSYTH)	

Drafted by Aimee L. Smith, Attorney
 & return to: Craige Jenkins Liipfert & Walker LLP
 110 Oakwood Drive, Suite 300 *Box 36*
 Winston-Salem, NC 27103

Excise Tax: \$0

Grantor's Name and Address
 Sharon Booker, 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
 Megan Batten
 2100 Sycamore Lane
 Laurinburg, NC 28352

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

THIS GIFT DEED, made this 9th day of February, 2016, by and between SHARON BOOKER, TRUSTEE OF THE MARJORIE H. BOOKER IRREVOCABLE TRUST U/A DATED 2/20/2012 (hereinafter called "Grantor") and MEGAN BATTEN (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 remaining in the Marjorie H. Booker Irrevocable Trust U/A Dated 2/20/2012 after the conveyance to Sharon Booker in Deed Book 5272, Page 583, 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 the 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.

3. Upon the execution of this deed, the above-described property will be owned fifty percent (50%) by Sharon Booker and fifty percent (50%) by Megan Batten.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

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

NORTH CAROLINA)

FORSYTH 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: Sharon Booker, Trustee of the Marjorie H. Booker Irrevocable Trust U/A dated 2/20/2012.

Feb. 09. 2016

Date



(Official Seal)

My commission expires:

05-15-2017

Official Signature of Notary

Benita Childs

Notary's printed or typed name, Notary Public