



2017015426 00027
FORSYTH CO, NC FEE \$26.00

GIFT DEED
PRESENTED & RECORDED:
04-24-2017 10:03:09 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3343
PG: 638-641

NORTH CAROLINA GENERAL WARRANTY DEED
LIFE ESTATE RETAINED

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____,
by _____

Return after recording to GRANTOR *Em*

This instrument was prepared by Kevin Berger Recording Deed: \$26.00 Stamps \$0

Brief Description for the index

THIS DEED made this _____ day of April, 2017 , by and between

GRANTOR	GRANTEE
Dorothy F. Most (Life Estate Retained)	Steven R. Baker (Subject to Life Estate)
Address: 502 W. Hunter St. Madison, NC 27025	Address: 2901 Boston St. #301 Baltimore, MD 21224

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, 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 unto the Grantee subject to Life Estate Retained by Grantor, in fee simple, all that certain lot or parcel of land situated in the Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'

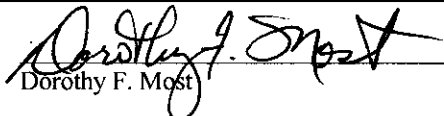
TITLE NOT EXAMINED

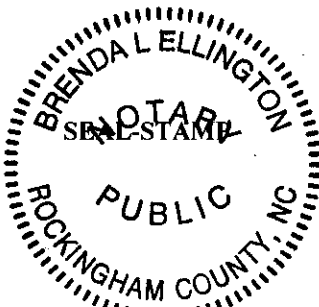
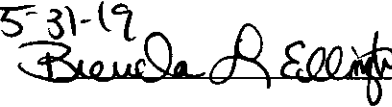
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. **The Grantor herein reserves a life estate in said property.**

And the Grantor covenants with the Grantee, that Grantor is seized 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 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:

Taxes for the current year, rights-of-way of public highways and roads and public utilities, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

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.		
		 (SEAL) Dorothy F. Most

	STATE OF NORTH CAROLINA, Rockingham County. I, the undersigned, a Notary Public of the County and State aforesaid, certify that Dorothy F. Most , Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
	Witness my hand and official seal or stamp this the <u>21</u> day of April, 2017. My commission expires: <u>5-31-19</u>  Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____
Deputy/Assistant-Register of Deeds.

Exhibit 'A'

All that tract or parcel of land being located in Southfork Township, Forsyth County, North Carolina, and being more particularly described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds are described in Deed Book 1473, Page 1860, also being known as Lots 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2 deg. 44' West 1,237.74 feet to an iron; and South 17 deg. 18' 30" West 30 feet to the point and place of beginning; thence South 17 deg. 18' 30" West 82 feet to an iron stake; thence North 72 deg. 41' 30" West 281.71 feet to an iron stake; thence North 1 deg. 12' East 85.35 feet to an iron stake; thence South 72 deg. 41' 30" East 305.39 feet to the point and place of beginning.

Containing 24,071 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and on the Property Map referenced below.

Together with a roadway easement for the purposes of ingress, egress and regress over that portion of property retained by Grantor described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473, at Page 1860, also being known as Lots 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said Highway South 2 deg. 44' West 1,237.74 feet to an iron; running thence along the western right of way line of Peters Creek Parkway North 2 deg. 44' East 262.0 feet to the point or place of beginning; thence leaving the right of way line of Peters Creek Parkway, running on a curve to the left, an arc distance of 44.77 feet with a chord distance of 40.31 feet and a chord bearing South 47 deg. 44' West to a point; running thence South 2 deg. 44' West 229.85 feet to a point; running thence South 17 deg. 18' 30" West 26.35 feet to a point; running thence North 72 deg. 41' 30" West 26 feet to a point; running thence North 17 deg. 18' 30" East 23.03 feet to a point; running thence North 2 deg. 44' East 236.53 feet to a point of curvature of said proposed drive, being a right curve, having an arc distance of 85.61 feet and a chord distance of 77.07 feet and a chord bearing of North 47 deg. 44' East to a point in the western right of way line of Peters Creek Parkway; running thence South 2 deg. 44' West 36 feet to the point and place of beginning.

Containing 8,815 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and as to tie line to northwest corner as shown on unrecorded Property Map for Southpark, dated November 25, 1985, and amended December 3, 1985 (Job-No 85-178) by James C. Fulbright.

Exhibit A"

All that tract or parcel of land being located in Southfork Township, Forsyth County, North Carolina, and being more particularly described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473 at Page 1860, also being known as Lot 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2° 44' West 1,237.74 feet to an iron; and South 17° 18' 30" West 30 feet to the point and place of *beginning*; thence South 17° 18' 30" West 82 feet to an iron stake; thence North 72° 41' 30" West 281.71 feet to an iron stake; thence North 01° 12' East 85.35 feet to an iron stake; thence South 72° 41' 30" East 305.39 feet to the point and place of *beginning*.

Containing 24,071 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and on the Property Map referenced below.

Together with a roadway easement for the purposes of ingress, egress and regress over that portion of property retained by Grantor described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473 at Page 1860, also being known as Lot 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2° 44' West 1,237.74 feet to an iron; running thence along the western right of way line of Peters Creek Parkway North 2° 44' East 262.0 feet to the point or place of *beginning*; thence leaving the right of way line of Peters Creek Parkway, running on a curve to the left, an arc distance of 44.77 feet with a chord distance of 40.31 feet and a chord bearing South 47° 44' West to a point; running thence South 2° 44' West 229.85 feet to a point; running thence South 17° 18' 30" West 26.35 feet to a point; running thence North 72° 41' 30" West 26 feet to a point; running thence North 17° 18' 30" East 23.03 feet to a point; running thence North 2° 44' East 236.53 feet to a point of curvature of said proposed drive, being a right curve, having an arc distance of 85.61 feet and a chord distance of 77.07 feet and a chord bearing of North 47° 44' East to a point in the western right of way line of Peters Creek Parkway; running thence South 2° 44' West 36 feet to the point and place of *beginning*.

Containing 8,815 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and as to the line to northwest corner as shown on unrecorded Property Map for Southpark, dated November 25, 1985, and amended December 3, 1985 (Job No. 85-178) by James C. Fulbright.