



2018013180 00098
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
04-12-2018 01:27:56 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3399
PG: 590-592

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 11th day of April, 2018
by _____

This instrument was prepared by Erica L. Jackson. No title search requested.
Mail after recording to Teresa Walker Bowers at 1286 Stonegate Drive, Winston-Salem, NC 27107. *enw*

Brief Description for the index

Lot B of 3912 Overdale Road, Winston-Salem, NC

FORSYTH COUNTY, NORTH CAROLINA GIFT QUITCLAIM DEED

THIS DEED made this _____ day of _____, 2018 by and between

GRANTOR

GRANTEE

Phyllis K. Chaudoin
1286 Stonegate Drive
Winston-Salem, NC 27107

Teresa Walker Bowers
1286 Stonegate Dr
Winston-Salem, NC 27107

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 forever release and forever quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, Winston-Salem, North Carolina, more particularly described as follows:

See attached Exhibit "B" (Tract "B")

Property Address: 3912 Overdale Road, Winston-Salem, NC 27107

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantee and Grantee only proper use and behoove forever; so that neither the Grantor nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has set her 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 acknowledged below.

Phyllis K. Chaudoin (SEAL)
PHYLLIS K. CHAUDOIN

FORSYTH COUNTY, NORTH CAROLINA

I, Merlin Gomez, a Notary Public of the County and State aforesaid, certify that Phyllis K. Chaudoin, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of April, 2018.

My commission expires: 3-24-2020 [Signature]
NOTARY PUBLIC

MERLIN GOMEZ
Notary Public, North Carolina
Forsyth County
Commission Expires
March 24, 2020

EXHIBIT 'B'**TRACT 'B'**

Beginning at an iron stake in the western right-of-way of Overdale Road; said iron stake being the northeast corner of the property described in Deed Book 2036, Page 603; and also being located N.22°17'34"W., 99.85' from the southeast corner of said property; thence with the northern line of said property S.89°46'02"W., 165.58' to a new iron stake; thence on new lines the four (4) following courses and distances: N.0°29'01"W., 27.30' to an iron stake; S.89°20'05"W., 17.56' to an iron stake; N.0°39'55"W., 14.59' to an iron stake and N.15°49'48"E., 58.59' to an iron stake located N.89°59'08"E., 104.29' from the northwest corner of the property described in Deed Book 2120, Page 2128 of the Forsyth County Register of Deeds Office of Forsyth County, North Carolina; thence with the northern line of said property; N.89°59'08"E., 126.82' to an iron stake in the western right-of-way of Overdale Road; thence with the western right-of-way of Overdale Road, S.22°41'42"E., 105.59' to the place of beginning and containing 15,023 square feet more or less.

The above described parcel lying in Winston Township and the eastern portion of lot no. 19-C as shown in the Forsyth County Tax Map Block 2719 as shown in the Forsyth County Tax Department; said property more particularly described as the eastern portion of the property described in Deed Book 2120, Page 2128 as recorded in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on June 6, 2003.

The above described property shall be allowed rights of access along a 25' non-exclusive access easement described as follows: Beginning at the southwest corner of the above described parcel and running thence S.89°46'02"W., 25.00' to a point; N.00°29'01"W., 25.00' to a point and N.89°46'02"E., 180.36' in the western right-of-way of Overdale Road; thence with the western right-of-way of said road S.22°41'42"E., 27.05' to an iron stake and S.89°46'02"W., 165.58' to the place of beginning.

MINOR SUBDIVISION
APPROVAL

for *Suzanne D. Hall* 7/17/03
Director, City-County date
Planning Board