

2018038729 00155

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/05/2018 01:10:35 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 3428
PG: 1390 - 1394

Excise Tax **\$0.00**

Parcel Numbers: 6834867928000, 6834955323000, 6823996553000, 6834955166000, 6837552986000, 6844372224000, 6834912456000, 6844242170000, 6844147973000, 6834975530000, 6844434828000, 6855004037000, 6844675208000

Verified by _____ County on the ____ day of _____, 20__
 By _____

Mail after recording to Grantee @ Hold Brinkley Walser Stoner, PLLC, P.O. Box 1657, Lexington, NC 27293
 This instrument was prepared by Ryan V. McNeill, Attorney at Law, 10 LSB Plaza, Lexington, NC 27292

PREPARED WITHOUT TITLE EXAMINATION

Brief Description for the Index:

Tracts

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 26th day of September, 2018, by and between

GRANTOR	GRANTEE
<p>Sharon Fish Crowder (f/k/a Sharon Fish Mabe) and husband Charles C. Crowder 843 Country Lane Winston-Salem, NC 27107</p>	<p>Joshua Daniel Donovan as Trustee of the Crowder Irrevocable Trust dated <u>September 26</u>, 2018 843 Country Lane Winston-Salem, NC 27107</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 in fee simple, **SUBJECT TO A LIFE ESTATE RESERVED UNTO THE GRANTOR**, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

submitted electronically by "Brinkley Walser Stoner, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, **SUBJECT TO A LIFE ESTATE RESERVED UNTO THE GRANTOR.**


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:

All easements and rights of way for public roadways and public utilities appearing of record and/or located upon the premises. A life estate reserved unto the Grantor.

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)
Sharon Fish Crowder

 (SEAL)
Charles C. Crowder

NORTH CAROLINA
DAVIDSON COUNTY

I, the undersigned, a Notary Public, certify that Sharon Fish Crowder and Charles C. Crowder personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 26th day of September, 2018.

RYAN V. McNEILL
NOTARY PUBLIC
Davidson County, North Carolina
My Commission Expires April 8, 2021

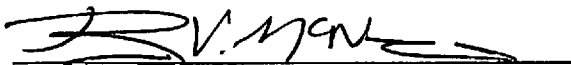

Notary Public

EXHIBIT "A"

Tract One (Parcel #6834867928000)

BEING KNOWN and designated as Lot Numbers 27 and 28 as shown on the Map of A.E. Holton Place, as recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

REFERENCE: Deed Book 1886, Page 1708. 17 E 2049.

Tract Two (Parcel # 6834955323000)

BEGINNING at an iron at the corner of Lots 102 and 101 of Block 743, Forsyth County Tax Map in the line of Devonshire Street; thence in an easterly directly with the south line of Devonshire Street 50 feet to an iron stake at the northwest corner of Lot 103; thence in a southerly direction with the west line of lot 103 150 feet to an iron stake in the north line of a 15 foot alley; thence in a westerly direction with the north line of said 15 foot alley, 50 feet to an iron stake at the corner of Lots 102 and 101; thence in a northerly direction with the west line of said Lot 101, 150 feet to the point of beginning.

Being known as Lot 102, Block 743, Forsyth County tax map.

REFERENCE: Deed Book 1759, Page 2598 (the eastern ½ of said total described tract). 17 E 2049.

Tract Three (Parcel # 6823996553000)

Parcel One: BEGINNING at an iron stake in the north right of way line of Ethel Drive, said iron stake being located South 87° 57' East 186 feet from the southeast corner of Lot 21 as shown on the map recorded in Plat Book 25 at page 43 of the Forsyth County Registry, said beginning point also being a southeast corner of Terence Henson, et al (now or formerly); thence running with Henson's line North 3° 43' East 223.13 feet to a point; thence South 88° 16' East 2.68 feet to an axle; thence South 87° 19' East 88.32 feet to a point; thence, South 3° 12' West 222.15 feet to an iron stake in the north right of way line of Ethel Drive, a 60 foot street; thence running with said right of way line North 87° 57' West 93 feet to the point and place of Beginning.

Parcel Two: Beginning at a point, the northwest corner of the fee simple tract described as Parcel One above; from said beginning point, thence, running with the north line of said Parcel South 88° 16' East 2.68 feet to an axle and South 87° 19' East 88.32 feet to a point; thence, North 03° 12' East 2.52 feet to an iron stake; thence, North 88° 16' West 91 feet to an iron stake; thence, South 3° 43' West 1.08 feet to an iron stake, the point and place of Beginning.

Together with the easement set forth in Book 1724, Page 3717, Forsyth County Registry.

REFERENCE: Deed Book 1724, Page 3717.

Tract Four (Parcel # 6834955166000)

BEGINNING on the North side of Goldfloss Street at a point which is 104 feet eastwardly from Frances Street (Dean Street), at the Southeast corner of Lot No. 113, Block 743, as shown on Forsyth County Tax map, and running thence along and with the Northern line of Goldfloss Street 50 feet to a point which is the Southwest corner of Lot 111, Block 743, as shown on Forsyth County Tax Map; running thence along and with the western lien of said Lot 111, Northwardly 150 feet to a point in the southern line of an alley, thence Westwardly and with the Southern line of said alley 50 feet to the Northeastern corner of said Lot 113, running thence Southwardly with the Eastern line of said Lot 113, 150 feet to the point of Beginning. The above described property is shown on Forsyth County Tax Map as Lot 112, Block 743, Winston Township.

REFERENCE: Deed Book 1759, Page 2614. 17 E 2049.

Tract Five (Parcel # 6837552986000)

Lying and being in Winston-Township, Forsyth County, North Carolina, and being known and designated as Lot No. 382, as shown on the Map of Montview, as recorded in Plat Book 1, page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

REFERENCE: Deed Book 1759, Page 2610. 17 E 2049.

Tract Six (Parcel # 6844372224000)

BEING KNOWN AND DESIGNATED as Lot 1 as shown on the Map of The William J. Fishel Property as recorded in Plat Book 12, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

REFERENCE: Deed Book 1857, Page 1418. 17 E 2049.

Tract Seven (Parcel # 6834912456000)

BEING known and designated as Lot 34 of the Mary A. Gough Property, located in Broadbay Township near Union Ridge Church. For a more particular description of the property reference is hereby made to plat of Mary A. Gough property as recorded in Plat Book 7, Page 86, office of the Register of Deeds of Forsyth County, N.C.

REFERENCE: Deed Book 1759, Page 2604. 17 E 2049.

Tract Eight (Parcel # 6844242170000)

Being known and designated as Lot No. 11 as shown on the Map of Carlton Bluff, as recorded in Plat Book 8 at Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina to which Map reference is hereby made for a more complete description.

REFERENCE: Deed Book 1759, Page 2602. 17 E 2049.

Tract Nine (Parcel # 6844147973000)

Tract NO. 1:

Beginning at a point on the southwest side of an unnamed side Street 60 feet from the Southwest corner of Clover Street (or Clemmons Road) and running southeastwardly 185 feet to a stake, thence westerly 160 feet to R.O. Bullard's line, thence northward, along his line 104 feet to the place of BEGINNING, being one-half of a triangular shaped lot. Being shown as Lot 1 on a map of the Property of S.E. Rights recorded in Deed Book 115, Page 256.

Tract No. 2

BEING KNOWN and designated as Lot No. 1 as shown on the plat of R.O. Bullard Property recorded in Plat Book 5, Page 106 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference which is hereby made for a more particular description.

Except such portion as lies within the right of way of Clemmons Road as conveyed to the City of Winston-Salem. After conveyance of City right-of-way, remainder of said tract is referred to in Forsyth County Tax map as 1B, Tax Block 1614.

REFERENCE: Deed Book 1759, Page 2588. 17 E 2049.

Tract Ten (Parcel # 6834975530000)

Tract One:

BEING KNOWN AND DESIGNATED as Lot No. 43 as shown on the Plat of Allendale recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Tract Two:

BEGINNING at an iron stake on the west side of Francis Street, said iron stake being the southwest corner of Lot No. 43 on the Plat of Allendale; running thence westwardly along the south line of said Lot No. 43, 143 feet to an iron stake in the east line of an alley; thence southwardly along the east side of said alley 6 feet and 7 inches to an iron stake in the east side of said alley; thence eastwardly in a straight line parallel to the south line of said Lot 43, 143 feet to an iron stake in the west side of Francis Street; thence northwardly with the west line of Francis Street, 6 feet and 7 inches to an iron stake, the place of BEGINNING, same being a strip of land off the north side of Lot No. 42, 6 feet and 7 inches wide by 143 feet in length; said lot No 42 being on the plat of Allendale as recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina.

REFERENCE: Deed Book 1829, Page 2087.

Tract Eleven (Parcel # 6844434828000)

Being known and designated as Lot No. 6 on the Map of Mrs. Katherine Shore and Mrs. Carl E. Hine Property, said map recorded in the Office of the Register of Deeds of Forsyth County, NC in Plat Book 13, Page 21. Said lot fronts on the northern side of Granite Street, 90 feet and extends back on the eastern line 279 feet and on the western line 275.9 feet and being 50 feet in width on the rear line.

REFERENCE: Deed Book 1759, Page 2616. 2017 E 2049.

Tract Twelve (Parcel # 6855004037000)

BEING KNOWN and designated as Lots Nos. 8 and 9B, as shown on the Map of Park View Acres, which said map is recorded in the Office of the Register of Deeds of Forsyth County, NC in Plat Book 16, Page 233, to which map reference is hereby made for a more particular description.

REFERENCE: Deed Book 1759, Page 2582. 2017 E 2049.

Tract Thirteen (Parcel # 6844675208000)

BEGINNING at a point on the south side of Waughtown Street, the northeast corner of Lot No. 14 as shown on the map hereinafter referred to; running thence along the south side of Waughtown Street North 56° 17' East 50 feet to a point; thence South 35° 41' East 136.39 feet to a point; thence South 56° 10' West 50 feet to a point; thence North 35° 41' West 135.62 feet to the place of BEGINNING. This property is out of the eastern side of Lot No. 14 and the western side of Lot No. 15 as shown on the map of M.D. Smith Estate, plate of said property recorded in Plat Book 2, Page 35-A, office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

REFERENCE: Deed Book 1759, Page 2612. 2017 E 2049.