

**2018040083 00135**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$510.00**  
PRESENTED & RECORDED  
10/16/2018 02:05:01 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
**BK: RE 3429**  
**PG: 3190 - 3193**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

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Excise Tax: \$510.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No: 5884-39-4436.000

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Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

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THIS DEED made this 21st day of SEPTEMBER 2018 by and between

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**GRANTOR**

JOSE OLIVAS, unmarried  
1323 159<sup>TH</sup> AVE., UNIT #510  
SAN LEANDRO, CA 94578

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**GRANTEE**

MALLORY ANNE HIPSHER  
1575 WESTLAND LANE  
CLEMMONS, NC 27012

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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, all that certain lot or parcel of land and more particularly described as follows:

**SEE ATTACHED LEGAL DESCRIPTION**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3302, Page 886, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_, Page \_\_\_, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

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:

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 officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

JOSE OLIVAS (SEAL)

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

STATE OF CALIFORNIA

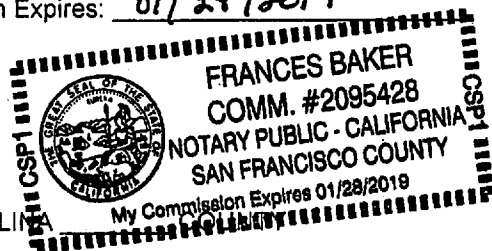
COUNTY OF SAN FRANCISCO

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JOSE OLIVAS\_ Witness my hand and official stamp or seal, this the 21<sup>st</sup> day of SEPTEMBER, 2019.

My Commission Expires: 01/21/2019

Frances Baker  
Notary Public

Print Notary Name: FRANCES BAKER



NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

## EXHIBIT "A"

BEGINNING at an iron stake located in the northeast corner of the hereindescribed tract (being the northeast corner of the Jean C. Dempster Property as described in Deed Book 1025, Page 401, Forsyth County Registry) same being the northwest corner of Lot 18 as shown on the Map of Westland Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, said iron stake also being located in the southern line of the Ernest P. Parker Property as described in Deed Book 944, Page 524, Forsyth County Registry; running thence along the western line of Lots Nos. 18, 19, 20, 21, 22, 23, and partially of Lot No. 24 of Westland, Section One, South 26 degrees 19 minutes 21 seconds West 669.00 feet to an iron stake; running thence North 86 degrees 16 minutes 40 seconds West 120.64 feet to a new iron stake; running thence on a new line North 10 degrees 20 minutes 49 seconds East 29.59 feet to a new iron stake; running thence on a new line North 40 degrees 50 minutes 01 second East 78.55 feet to a new iron stake; running thence on a new line North 45 degrees 59 minutes 27 seconds West 5.73 feet to a new iron stake; running thence on a new line North 07 degrees 48 minutes 00 seconds East 27.95 feet to a new iron stake; running thence on a new line North 43 degrees 25 minutes 15 seconds West 131.95 feet to a new iron stake; running thence on a new line North 05 degrees 20 minutes 39 seconds West 115.85 feet to a iron stake; running thence on a new line North 23 degrees 30 minutes 01 second East 107.82 feet to an iron stake; thence on a new line North 37 degrees 46 minutes 55 seconds East 246.82 feet to a new iron stake located in Parker's southern line; running thence along Parker's southern line, South 82 degrees 51 minutes 55 seconds East 270.06 feet to an iron stake, the point and place of the Beginning, containing 3.628 acres, more or less, and being a western portion of the Jean C. Dempster Property as described in Deed Book 1025, Page 401, Forsyth County Registry, all as per the survey of Thomas A. Riccio, R.L.S., made June 15, 1987, drawing number 87-064A, and being a portion of Tax Lot 32 of Forsyth County Tax Block 4433.

Together with that perpetual right and easement of ingress, egress, and regress described in that Deed of Easement recorded in Deed Book 854, Page 80, Forsyth County Registry, said easement being appurtenant to and running with the hereinabove described land and same is hereby granted to the grantee and her successors in title forever.

This conveyance is subject to a perpetual right and easement of ingress, egress, and regress over and upon the southwest corner of the hereinabove described property, which easement the grantor has conveyed and granted for the benefit of that property described in Deed Book 1619, Page 99, Forsyth County Registry, and upon which the grantor hereby reserves and retains unto herself and her successors in title forever a perpetual right and easement of ingress, egress, and regress, said easement being appurtenant to and running with the hereinabove described land, and same being more particularly described as follows:

BEGINNING at a new iron stake located in a southern line of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry, same being located in the southwestern corner of the herein described easement, and same being located the following two courses and distances from the southwest corner of Lot 24 (said corner being located in the northern right of way line of Westland Land) of Westland, Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, as follows:

## EXHIBIT "A" CONTINUED...

North 26 degrees 19 minutes 21 seconds East 72.56 feet to an iron stake and North 86 degrees 16 minutes 40 seconds West 120.64 feet to an iron stake (the beginning point); running thence from the Beginning point North 10 degrees 20 minutes 49 seconds East 29.59 feet to an iron stake; running thence North 40 degrees 50 minutes 01 second East 78.55 feet to an iron stake; running thence South 49 degrees 10 minutes 00 seconds East 25.0 feet to a point; running thence South 40 degrees 50 minutes 01 second West 71.74 feet to a point; running thence South 10 degrees 20 minutes 49 seconds West 19.87 feet to a point; running thence North 86 degrees 16 minutes 40 seconds West 25.17 feet to an iron stake, the point and place of the Beginning, all as per the survey of Thomas L. Riccio, R.L.S., made June 15, 1987.