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FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
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LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

**BK: RE 3528**  
**PG: 4221 - 4227**

NO TAXABLE CONSIDERATION \$0

Prepared by and return to: Peter J. Miller, Higgins Benjamin, PLLC, P.O. Box 20570, Greensboro, NC 27420

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

DEED

THIS DEED, Made this 4th day of June, 2020, by and between and RANDY LEE SCOTT, TRUSTEE of the ALFRED LEE SCOTT REVOCABLE TRUST UA dated July 9, 1996 (as amended and restated, and a/k/a Alfred Lee Scott Revocable Trust dated 8/8/14), RANDY LEE SCOTT, TRUSTEE of the FAMILY TRUST under the ALFRED LEE SCOTT REVOCABLE TRUST UA dated July 9, 1996 (as amended and restated), and RANDY LEE SCOTT, TRUSTEE of the RANDY LEE SCOTT TRUST under the ALFRED LEE SCOTT REVOCABLE TRUST UA dated July 9, 1996 (as amended and restated) hereinafter called "Grantor," and RANDY LEE SCOTT, 108 Mowery Drive, High Point, NC 27265, hereinafter called "Grantee."

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:

As a distribution from the Trust, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby give, grant, convey, and confirm unto the Grantee all of that certain lot or parcel of land, situated in Forsyth County, North Carolina, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference. These properties were acquired by the Trust by Deeds in Book 3206, Page 3373, Book 3206, Page 3430, and Book 3395, Page 429, Forsyth County Register of Deeds.

TITLE NOT EXAMINED

Submitted electronically by "Higgins Benjamin, 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 above-described premises, with all privileges and appurtenances thereto belonging to the Grantee, and his successors and assigns forever, in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions stated herein. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way, deeds of trust, ad valorem taxes and other matters of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

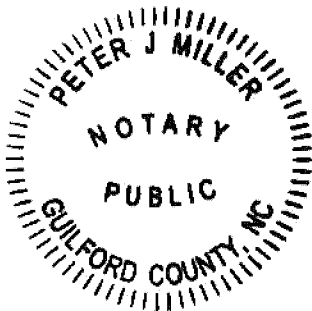
*Randy Lee Scott* (SEAL)  
RANDY LEE SCOTT, Trustee

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, *Peter J. Miller*, a Notary Public for said County and State, do hereby certify that RANDY LEE SCOTT, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this *5th* day of *June*, 2020.

*Peter J. Miller*  
Notary Public

My commission expires: *05/02/2025*



**EXHIBIT A****Tract 1:** 4016 North Main Street (Parcel ID#: 6882-86-0864.00)

BEING LOTS NOS. 3, 4, 5, 6, 7 and 8 of the Summit Avenue Building Co. Property as shown on map or plat of same recorded in Plat Book 10 at Page 58 in the Office of the Register of Deeds of Forsyth County, North Carolina; said lots fronting on the Northern margin of Highway No. 311 between High Point and Winston-Salem, North Carolina.

**Tract 2:** 2890 S. Highway 66 (Parcel ID#: 6882-68-6838.00)

Being all of New Lot B of the Division of Lots on NC Highway 66 South for Alfred L. Scott as recorded in Plat Book 57 Page 187 in the office of the Register of Deeds of Forsyth County, North Carolina.

**Tract 3:** 2900 S. Highway 66 (Parcel ID#: 6882-68-5578.00)

Being all of New Lot A of the Division of Lots on NC Highway 66 South for Alfred L. Scott as recorded in Plat Book 57 Page 187 in the office of the Register of Deeds of Forsyth County, North Carolina.

**Tract 4:** 5261 High Point Road (Parcel ID#: 6882-68-1577.00)

Beginning at iron pin in the northern right of way line of High Point Road (SR 1003), the southwest corner of the property of George Wesley Stewart, now or formerly (Deed Book 2138 Page 602), same also being the northeast corner of the right of way dedication plat for Alfred Scott, Inc. as recorded in Plat Book 54 Page 180 in the office of the Register of Deeds of Forsyth County, North Carolina; from said beginning point running thence along the northern right of way line of High Point Road the following courses and distances: North 49° 19' West 149.83 feet to an iron pin, North 49° 25' 10" West 95.20 feet to an iron pin, and North 49° 31' 50" West 119.28 feet to an iron pin, the southwest corner of the property of Triad Holding Co, LLC, now or formerly (Book 2029 Page 643); thence North 3° 48' 30" East 317.47 feet along the eastern line of Triad Holding Co., LLC to an iron pin; thence North 0° 46' 50" West 551.29 feet along the eastern line of Triad Holding Co., LLC to an existing axle; thence South 85° 02' 20" East 346.71 feet along the southern line of Vulcan Land, Inc., now or formerly (Deed Book 2120 Page 2930) to an existing concrete monument; thence N 6° 06' East 100.11 feet along the eastern line of Vulcan Land, Inc. to an iron pin; thence South 76° 59' 40" East 253.69 feet along the

southern line of Vulcan Land, Inc., now or formerly (Deed Book 2199 Page 2481) to an iron pin, the northwest corner of New Lot B of the Division of Lots on NC Highway 66 South for Alfred L. Scott as recorded in Plat Book 57 Page 187 in the office of the Register of Deeds of Forsyth County, NC; thence South 13° 00' 50" West 617.63 feet along the western line of New Lots B and A (Plat Book 57 Page 187) to an iron pin; thence North 85° 19' 40" West 75.99 feet along the northern line of Edward T. Pollard, now or formerly (Deed Book 2455 Page 5786) to an iron pin; thence South 18° 27' 30" West 102.08 feet along the western line of Pollard to an iron pin; thence South 18° 53' 40" West 99.46 feet along the western line of David Ray Powell, now or formerly (Deed Book 1558 Page 543) to an iron pin; thence South 18° 53' 40" West 134.57 feet along the western line of Carrie S. Hedgecock heirs, now or formerly, to an iron pin; thence South 4° 25' 50" West 204.50 feet along the western line of Hedgecock and the western line of George Wesley Stewart, now or formerly (Deed Book 2138 Page 602) to the point and place of beginning.

The same containing 9.390 acres, more or less; being shown on map of survey prepared by Gizinski Surveying Co, F-0820, for Alfred Scott, Inc.; and including Tax Block 5608 Lots 54, 55, 56, and 50A; and Tax Block 5612 Lot 076A.

**Tract 5:** S. Highway 66 (Parcel ID#: 6882-68-3135.00)

BEGINNING at a ½" new iron pin located in the eastern line of Alfred L. Scott (Deed Book 3032, Page 2450) and marking the northwest corner of George Wesley Stewart (Deed Book 2138, Page 602); thence running with the eastern line of Alfred L. Scott, North 04° 25' 50" East 64.99 feet to a ½" new iron pin; thence continuing with the eastern line of Alfred L. Scott, North 18° 53' 40" East 134.57 feet to a ½" existing iron pin marking the southwest corner of David Ray Powell (Deed Book 1558 Page 543); thence running with the southern line of David Ray Powell, South 84° 46' 30" East 98.44 feet to a ½" new iron pin marking the new northwest corner of Carrie S. Hedgecock Heirs (remaining 40,018 sq. ft. from Deed Book 914, Page 14); thence running with a new western line of Carrie S. Hedgecock Heirs, South 6° 41' 00" West 195.62 feet to a ½" new iron pin in the northern line of George Wesley Stewart (Deed Book 2138, Page 602); thence running with the northern line of George Wesley Stewart, North 84° 51' 40" West 124.36 feet to the point and place of BEGINNING, said tract containing 22,886 sq. ft., more or less, and being shown on revised survey prepared by Gizinski Surveying Co. dated March 26, 2012 entitled "Alfred L. Scott." Said tract is a portion of Lot 53 of Tax Block 5608, Forsyth County, N.C.

The above tract being the rear 0.525 acres, more or less, of tax parcel 6882-68-4124.00. For back reference, see Deed Book 914, Page 14, Forsyth County Registry and Estate of Carrie Stafford Hedgecock (aka Lucille Hedgecock), Estate File No. 07-E-83, Office of the Clerk of Court for Forsyth County, N.C.

**Tract 6** 108 Mowery Drive (Parcel ID#: 6882-48-7159.00)

BEING all of Lots 7, 8, 9, 10, 11, and 12 as shown on map titled "Map of Hedgecock Property" and recorded in Plat Book 13, Page 8, in the Office of the Register of Deeds for Forsyth County, North Carolina; save and except, any portions thereof within the right of way of Mowery Drive.

The above description is intended to describe the parcel of land consisting of 2.41 acres, more or less, with the above property address and tax parcel identification number.

**Tract 7** Beech Street (Parcel ID#: 6807-80-3627.00)

BEING all of Lots 1 and 2 in Block H, as shown on map titled "Red Copper Acres" and recorded in Plat Book 12, Page 96, in the Office of the Register of Deeds for Forsyth County, North Carolina.

The above description is intended to describe the parcel of land consisting of 0.59 acres, more or less, with the above property address and tax parcel identification number.

**Tract 8** 2534 Pine Meadow Drive (Parcel ID#: 6883-10-6386.00)

BEGINNING at an iron pipe, Minnie Idol's corner in the western right-of-way line of Pine Meadow Road; thence with Minnie Idol's lines as follows: South 87° 47' West 134.39 feet to a stone; South 02° 02' West 118.00 feet to a stone; North 86° 39' West 1066.02 feet to an iron pipe and South 66° 29' West 432.92 feet to an iron pipe, a corner of Minnie Idol and Clarence Weavil; thence with Clarence Weavil's line North 03° 20' East 671.02 feet to an iron pipe, a new corner of William R. Grogan in Weavil's line; thence with William R. Grogan's line South 84° 03' East crossing an iron pipe in the western right-of-way line of Pine Meadow Road at 1663.29 feet for a total distance of 1692.15 feet to a point, a new corner of William R. Grogan, near the center of Pine Meadow Road in Valcan Material property line; thence with Valcan Material property line South 05° 50' West 258.59 feet to an iron pipe, Valcan Material property corner; thence South 87° 47' West crossing an iron pipe in the eastern right-of-way line of Pine Meadow Road at 28.12 feet for a total distance of 96.12 feet to the point of BEGINNING, containing 17.08 acres.

Save and except any portions thereof described in North Carolina General Warranty Deed dated August 30, 1996 from Alfred Lee Scott and wife, Rachel M. Scott to High Point Bank and Trust Company, Trustee under the Irrevocable QTIP Trust Agreement dated July 9, 1996, F/B/O Rachel Owen Scott and recorded in Book 1918, Page 3281 in the Office of the Register of Deeds for Forsyth County, North Carolina.

The above description is intended to describe the parcel of land consisting of 13.51 acres, more or less, with the above property address and tax parcel identification number.

**Tract 7:** 5210 High Point Road (Parcel ID#: 6882-58-0380.00)

BEING all of Lot 4, as shown on map titled "Map of Marvin D. Hedgecock Estate" and recorded in Plat Book 10, Page 78 in the Office of the Register of Deeds for Forsyth County, North Carolina; save and except any portions thereof (i) within the rights of way of High Point Road, Mowery Drive and Barney Road, (ii) included within Parcel ID#: 6882-57-0963.00, (iii) described in North Carolina General Warranty Deed recorded in Book 2930, Page 205, (iv) described in North Carolina General Warranty Deed recorded in Book 2200, Page 1258, and (v) described in North Carolina General Warranty Deed recorded in Book 2698, Page 4165.

The above description is intended to describe a tract of land consisting of 2.94 acres, more or less, with the above property address and tax parcel identification number.

**Tract 8:** 4022 North Main Street (Parcel ID#: 6882-77-5047.00)

Beginning at a stake in the northern margin of the State Highway from High Point to Winston-Salem (U.S. Highway No. 311), said beginning point being the Northeast intersection of said U.S. Highway No. 311 and a private road, said private road located and further described in plat recorded in Plat Book 10, Page 58, Office of the Register of Deeds of Forsyth County, North Carolina; from said beginning point running thence North 2 deg. 8 min. West along the eastern margin of said private road 266.4 feet to a stake in A. R. Idol's line; thence North 88 deg. 58 min. East with said Idol's line 283 feet to a stake; thence South 23 deg. 36 min. West 389.2 feet to a stake in the northern margin of said U.S. Highway 311; thence along the northern margin of said U.S. Highway 311, North 54 deg. 41 min. West 142.2 feet to the point and place of beginning; being all of Lot No. 1 of the subdivision of Summit Avenue Building Company property of Forsyth County, North Carolina, according to a map made by Charles S. Kirby, Engineer, dated February 23, 1939, recorded in Plat Book 10, Page 38, of the Register of Deeds of Forsyth County, North Carolina, said lot containing One and Sixty Three One Hundred acres more or less (1.63).

Save and except any portions thereof (i) within the right of way of North Main Street and (ii) described in North Carolina General Warranty Deed recorded in Book 3170 Page 148.

The above description is intended to describe a parcel of land consisting of 1.32 acres, more or less, with the above property address and tax parcel identification number.

**Tract 11:** 4020 North Main Street (Parcel ID#: 6882-77-6093)

All of Lot 2 of the Summit Avenue Building Company property as recorded in Plat Book 10 Page 58 in the Office of the Register of Deeds of Forsyth County.