



2020025478 00191  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
06-22-2020 02:44:11 PM

LYNNE JOHNSON  
REGISTRAR OF DEEDS  
BY: ANGELAM THOMPSON  
DPT

BK: RE 3532  
PG: 2313-2315

Excise Tax \$ 0.00 - NO TAXABLE  
CONSIDERATION - no title search performed; no  
opinion rendered; no closing services performed;  
description provided by Grantor

Recording Time, Book and Page

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No. Tract I: 6804-91-5498; Tract II: 6803-45-4067; Tract III: 6803-44-4991  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2020  
by \_\_\_\_\_

Mail after recording to: Ingersoll Firm, PLLC, 1590 Westbrook Plaza Dr. Ste. 203, Winston-Salem, NC 27103  
This instrument was prepared by: Marc W. Ingersoll, Attorney  
Brief description for the Index

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ENVELOPE

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 15 day of JUNE, 2020, by and between

GRANTOR	GRANTEES
Harding Eugene Freeman and wife, Hazel Billings Freeman	Harding Eugene Freeman and wife, Hazel Billings Freeman (life estate and power of appointment only)
	and
	Dianna Lynn Overton (all remaining interest)
Permanent Address of Grantor:	Permanent Address of Grantee:
3650 Hewes Lane Winston Salem, NC 27103	3650 Hewes Lane Winston Salem, NC 27103

That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantees, their heirs and/or successors and assigns, all right, title, claim and interest of the Grantors in and to a certain lot or parcel of land lying and being in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

\*GRANTORS HEREBY RESERVE A LIFE ESTATE FOR THEMSELVES IN AND TO THE PROPERTY DESCRIBED HEREIN.

\*Grantors reserve the power to appoint, in whole or in part, but only with the consent of the remainder interest holder, DIANNA LYNN OVERTON, the property conveyed hereunder to or for the

benefit of any one or more of the Grantors' issue in such proportions, outright or upon such trusts, terms, and conditions as the Grantors may specify by a writing executed and acknowledged during their lifetimes and recorded in the Forsyth County Registry of Deeds within sixty (60) days of the date of such exercise, or by her last Will or Codicil making specific reference hereto; and the power to sell, transfer, assign, revoke, lease, or annul this deed for said property conveyed. In the latter case, failure to record notice of any such exercise of this power in the Forsyth County Registry of Deeds within ninety(90) days of the Grantors' deaths shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Forsyth County Registry of Deeds. Any exercise or release of the foregoing powers may be made by the Grantors' attorney-in-fact acting under a durable power of attorney. The remainder interest holder, DIANNA LYNN OVERTON, must consent to any sales, transfers, etc., exercised by Grantors.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges thereunto belonging to them, the Grantees, their heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under them.

The designation Grantors and Grantees 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.

IN WITNESS WHEREOF, Grantors have set their hands and seals the day and year first above written.

*Harding E. Freeman* (SEAL)  
Harding Eugene Freeman

*Hazel Billings Freeman* (SEAL)  
Hazel Billings Freeman

STATE OF NORTH CAROLINA  
FORSYTH COUNTY

I, Tina M Tolley, a Notary Public of Forsyth County and State of North Carolina do hereby certify that Harding Eugene Freeman and wife, Hazel Billings Freeman personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 15 day of JUNE, 2020.

TINA M. TOLLEY  
Notary Public  
Forsyth County, North Carolina  
My Commission Expires: 2/24/2022

*Tina M Tolley* (SEAL)  
NOTARY PUBLIC

My Commission expires: 02/24/2022

**EXHIBIT "A"**

**TRACT I: PIN: 6804-91-5498.00**

Lying west of the City of Winston-Salem, NC, being known and designated as Lots No. 70, 71, 72, and 73 on the map of Portion of Clearview, Sections One and Two as surveyed by J.R. Ellerbe May 1945. See map of same recorded in the office of the Register of Deeds of Forsyth County, Plat Book 12, page 10.

Description taken from that deed recorded in Book 598, 220, Forsyth County Registry, into Harding Eugene Freeman.

This being the same property conveyed to Grantors by deed from Harding Eugene Freeman (married) dated July 14, 2008 and recorded July 16, 2008 in Deed Book RE 2844, Page 2065, Forsyth County Registry.

**TRACT II: PIN: 6803-45-4067**

Lying and being in South Fork Township, Forsyth County, North Carolina, and being known and designated as Lot No. 7, as shown on the Map of Edgewood Farms as recorded in Plat Book 19, at page 33, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for more particular description of said property. Also, see plat recorded in the office of the Clerk of the Superior Court of Forsyth County in Plat Book 2, page 54.

The above described property is subject to restrictive covenants as shown in Commissioner's Deed from L. V. Scott, Commissioner to J. K. Miller and his wife, Mary Lou R. Miller, being recorded in Book 773, page 367, Forsyth County Registry.

This being the same property conveyed to Grantors by deed from J.K. Miller and wife, Mary Lou R. Miller dated September 10, 1964 and recorded September 15, 1964 in Deed Book 888, Page 490, Forsyth County Registry.

**TRACT III: PIN: 6803-44-4991**

Lying and being in South Fork Township, Forsyth County, North Carolina, and being known and designated as Lot No. 8, as shown on the Map of Edgewood Farms as recorded in Plat Book 19, at page 33, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for more particular description of said property. Also, see plat recorded in the office of the Clerk of the Superior Court of Forsyth County in Plat Book 2, page 54.

The above described property is subject to restrictive covenants as shown in Commissioner's Deed from L. V. Scott, Commissioner to J. K. Miller and his wife, Mary Lou R. Miller, being recorded in Book 773, page 367, Forsyth County Registry.

This being the same property conveyed to Grantors by deed from J.K. Miller and wife, Mary Lou R. Miller dated September 10, 1964 and recorded September 15, 1964 in Deed Book 888, Page 489, Forsyth County Registry.