

2021031470 00099

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$390.00

PRESENTED & RECORDED
06/14/2021 09:53:34 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3617
PG: 1903 - 1905

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 390.00

Parcel Identifier No. 5892-44-8493.000

Mail after recording to:

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 10 day of June, 2021 by and between

GRANTOR

DEBRA CARD (SINGLE)

5600 PHILLIPS BRIDGE ROAD, WINSTON-SALEM, NC 27104

GRANTEE

KIMBERLY L. BAITINGER, INITIAL TRUSTEE OF THE KIMBERLY L. BAITINGER TRUST U/A DATED 6-20-03
670 RYDER CUP LANE, CLEMMONS, NC 27012

SUBJECT PROPERTY: 4401 LAURA VIEW TRAIL, CLEMMONS, NC 27012

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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3308, Page 161, Forsyth County Registry.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Debra Card (SEAL)
DEBRA CARD
_____ (SEAL)

STATE OF NORTH CAROLINA - Forsyth COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **DEBRA CARD (SINGLE)**. Witness my hand and official stamp or seal, this the 10 day of June, 2021.

My Commission Expires: 4/30/23

[Signature]
Notary Public
Print Notary Name: Clinton Calaway

Clinton Calaway
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2023

Exhibit A

Beginning at an iron pin set at the northwest corner of NC Department of Transportation right of way in Book 2614, Page 3337, also being the southwest corner of the property in Book 1671, Page 3279, thence running along the northern right of way of NC Department of Transportation found in Book 2660, Page 1214, South 55 degrees 56 minutes 48 seconds West a curve with a radius of 1485 feet, a linear distance of 111.96 feet and a chord bearing of 111.94 feet to an iron pin set at the northwest corner of NC Department of Transportation right of way in Book 2660, Page 1214, also being the southeast corner of the property in Book 2107, Page 123, thence along the eastern boundary of the property in Book 2107, Page 123, North 22 degrees 13 minutes 59 seconds West 227.01 feet to an iron pin found, said iron pin being the northeast corner of the property in Book 2107, Page 123, and the southeast corner of the property in Book 1164, Page 1370; thence running along the eastern boundary of the property in Book 1164, Page 1370, North 22 degrees 15 minutes 00 seconds West 553.81 feet to an iron pin found in the private easement for Laura View Trail (see Book 907, Page 576, and Book 928, Page 15); thence North 51 degrees, 33 minutes 38 seconds East 197.75 feet to an iron pin found, said iron pin being the northwest corner of the property in Book 1671, Page 3279; thence running along the western boundary of the property in Book 1671, Page 3279 South 16 degrees 36 minutes 08 seconds East 817.02 feet to the point and place of beginning. This property contains approximately 2.70 acres and is shown on the Map of Survey for Stephanie Anderson prepared by Four Points Surveyors dated 8/30/10 bearing a file name of "4401 Laura View Trail."

For back reference see Book 905, Page 572, Book 1358, Page 854, and Forsyth County Estate File 09 E 1989. This property also has access to, and use of, the private drive known as Laura View Trail, as set forth in Book 907, Page 576, and Book 928, Page 15.