



2022042753 00169

FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:

09-15-2022 02:51:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3718

PG: 270-272

NORTH CAROLINA DEED OF GIFT

Excise Tax: EXEMPT

Parcel Identifier No: 6847-68-4564.0000

Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: McCormick Law, PC, 101 Granby Street, Suite 200, Norfolk, VA 23510

This instrument was prepared by: John M. McCormick, Esq.
NC State Bar #45477
McCormick Law, PC
101 Granby Street – Suite 200
Norfolk, VA 23510

Envelope

Brief description for the Index: Tract Oakdale Drive

THIS DEED made this 17 day of August, 2022, by and between

GRANTOR	GRANTEE
ROBERT D. KEIFER And spouse, ELLIS E. KEIFER 1033 Miller Street Winston-Salem, NC 27103	4879 Oakdale, LLC, A North Carolina Limited Liability Company 1033 Miller Street Winston-Salem, NC 27103

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 for and in consideration of mutual respect, the said Grantors do hereby assign, transfer, grant and convey unto the Grantee in fee simple, by General Warranty, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See "Exhibit A" attached hereto and made reference hereof

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book RE 3677 Page 3205.

All or a portion of the property herein conveyed does not include the primary residence of Grantors.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

The said lot is conveyed subject to restrictions and easements of record.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Robert D. Keifer (SEAL)
Robert D. Keifer

Ellis E. Keifer (SEAL)
Ellis E. Keifer

State of North Carolina - County or City of Jones
I, the undersigned Notary Public of the County or City of Jones and State aforesaid, certify that Robert D. Keifer and Ellis E. Keifer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17 day of August, 2022.

My Commission Expires: 8/24/2025

Karen S. Tilley
Notary Public

Karen S. Tilley
Notary's Printed or Typed Name

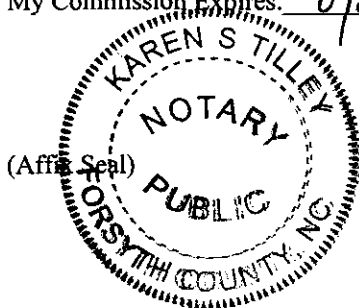


EXHIBIT A

BEGINNING at an iron rod in the North margin of the right-of-way of Old Walkertown Road, the Southwest corner of the within-described property and the Southeast corner of property of Charles W. Burleson (DB 2096, P 2201); running thence North 03° 34' 54" East 337.37 feet to an iron pipe, the Northwest corner of the within-described property and a common corner with property of Michal Vasica (DB 2937, P 3247), Judy Stoltz Hundley (DB 3570, P768) and Pamela Y. Benton (DB 2320, P 4516); running thence with said Benton's line the following calls and distances:

South 87° 25' 16" East 28.05 feet to a new iron pipe;

South 03 ° 49' 37" West 25.56 feet to an existing iron rod;

North 48° 56' 54" East 15 .03 feet to an existing iron pipe;

South 52° 03' 24" East 199.55 feet to an existing iron pipe in the West right-of-way line of Oakdale Drive; running thence with said West right-of-way line South 36° 57' 19" West 259.00 feet to a rebar and the intersection of the West right-of-way line of Oakdale Drive and the North right-of-way line of Old Walkertown Road; running thence with the North right-of-way line of Old Walkertown Road North 80° 44' 25" West 61.18 feet to an iron rod, the point and place of the BEGINNING.

Consisting of 0.973 acre, more or less, as shown on a survey for Robert D. and Ellis E. Keifer by Kale Engineering dated 11/22/2021 and bearing Job No. 21178. Being in all respects the same property as that described in DB 3651, P 181.

IT BEING the same property conveyed to Robert E. Keifer and spouse, Ellis E. Keifer, by Deed from Robert E. Keifer and spouse Ellis E. Keifer, dated February 22, 2022 and recorded on February 23, 2022 in Deed Book RE 3677, at Page 3205 in the Forsyth County Public Registry.