

2025001057 00094

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED
01/13/2025 12:26:36 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3844
PG: 831 - 834

GENERAL WARRANTY DEED

Excise Tax: \$650.00
Tax Parcel ID No. 5892-44-8493.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: Avantee

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 13 day of January, 2025 by and between

GRANTOR: Kimberly L. Baitinger, Initial Trustee of the Kimberly L. Baitinger Trust U/A Dated 6-20-03
whose mailing address is 387 Bingham & Parks Road, Advance, NC 27006
(herein referred to collectively as **Grantor**) and

GRANTEE: Ashley Rea Todd
whose mailing address is 4401 Laura View Trl., Clemmons, NC 27012
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3617 Page 1903, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

The Kimberly L. Baitinger Trust U/A Dated 6-20-03

By: Kimberly L. Baitinger JEE (SEAL)
Print/Type Name & Title: Kimberly L. Baitinger, Initial Trustee

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

(Official/Notarial Seal)

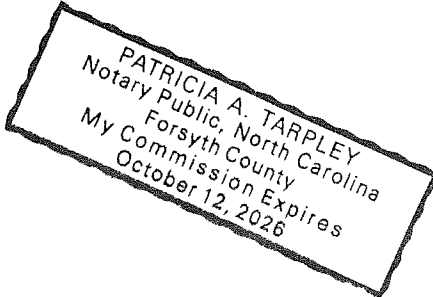
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Kimberly L. Baitinger, Initial Trustee of the Kimberly L. Baitinger Trust U/A
Dated 6-20-03

_____ [insert name(s) of principal(s)].

Date: 1/13/25

Patricia A. Tarpley
PATRICIA A. TARPLEY Notary Public
Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

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:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

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.

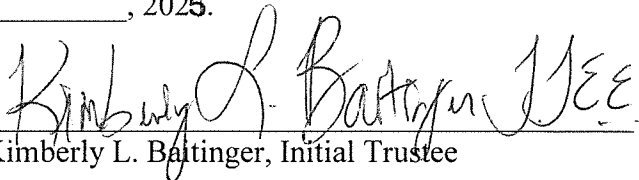
Exhibit B
CERTIFICATION OF TRUST

The undersigned, Kimberly L. Baitinger, certifies that:

1. The Kimberly L. Baitinger Trust U/A dated 6-20-03 is in existence.
2. The name of the grantor is Kimberly L. Baitinger, Initial Trustee of the Kimberly L. Baitinger Trust U/A dated 6-20-03
3. Kimberly L. Baitinger is the the only currently acting trustee.
4. The trustee has the following administrative powers:

The Trustee has all the powers and authority to sell, lease, mortgage, pledge or hypothecate trust property.
5. The trust is revocable.
6. Kimberly L. Baitinger, as trustee, has the authority to sign or otherwise authenticate on behalf of the trust, and no other entity or individual is required to execute a document on behalf of the trust.
7. The above described trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This the 13 day of January, 2025.



Kimberly L. Baitinger, Initial Trustee