



Doc ID: 005271940004 Type: CRP
Recorded: 04/19/2016 at 10:20:50 AM
Fee Amt: \$26.00 Page 1 of 4
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK **2035** PG **847-850**

Prepared by and return to:
David W. Green
Battle, Winslow, Scott & Wiley, P.A.
Post Office Box 7100
Rocky Mount, North Carolina 27804

Excise Tax: None

Tax Parcel(s): 033213, 014580, 014590 and 014594

This instrument prepared by David W. Green, 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.

NORTH CAROLINA

FRANKLIN COUNTY

GIFT DEED

*Title Not Examined by Preparer

THIS GIFT DEED, made this 14th day of April, 2016, by and between **MILDRED STALLINGS, widow**, (herein referred to as "Grantor"), whose address is 2535 Union Cross Road, Winston-Salem, NC 27107; and **TERESA LYNN KLATT** (herein referred to as "Grantee"), whose address is 2535 Union Cross Road, Winston-Salem, NC 27107. 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. *The Preparer makes no warranty as to the state of title to the real property conveyed herein.

WITNESSETH:

Grantor in consideration of the natural love and affection borne by her for the Grantee, her daughter, and for the further consideration of the sum of One Dollar (\$1.00) to be paid, does hereby give, grant and convey unto Grantee, her heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain real estate situated in Franklin County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereunto belonging to Grantee, her heirs, successors and assigns, in fee simple forever.

The Property is being conveyed in its "AS IS, WHERE IS" condition. The Property is conveyed without any covenant or warranty, express or implied, relating to the title or physical, environmental, health or safety conditions, existing in, on, at or relating to the Property and all responsibilities or liabilities arising out of or in any way relating to the title and any such conditions are expressly disclaimed.

Grantor, pursuant to N.C.G.S. Section 105-317.2, hereby certifies that the Property does not include her primary residence.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed as of the day and year first above written.

GRANTOR:

Mildred Stallings (SEAL)
Mildred Stallings, widow

STATE OF NORTH CAROLINA

COUNTY OF Davies

I, Sharon Moser, a Notary Public of the aforesaid state and county, do hereby certify that Mildred Stallings, widow (the "Signatory"), personally appeared before me this day and, acknowledged the due execution of the foregoing instrument for the purpose stated therein and in the capacity indicated. I certify that the Signatory personally appeared before me the day, and (check one of the following)

☐ (I have personal knowledge of the identity of the Signatory); or
☒ (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following):

☒ a drivers license
in the form of _____); or
(a credible witness has sworn to the identity of the Signatory).

Witness my hand and official stamp or seal this 14 day of April, 2016.

Sharon Moser (signature)
Notary Public

Sharon Moser (print/type)
Notary Public

My Commission Expires: 3-22-19

[NOTARY SEAL]

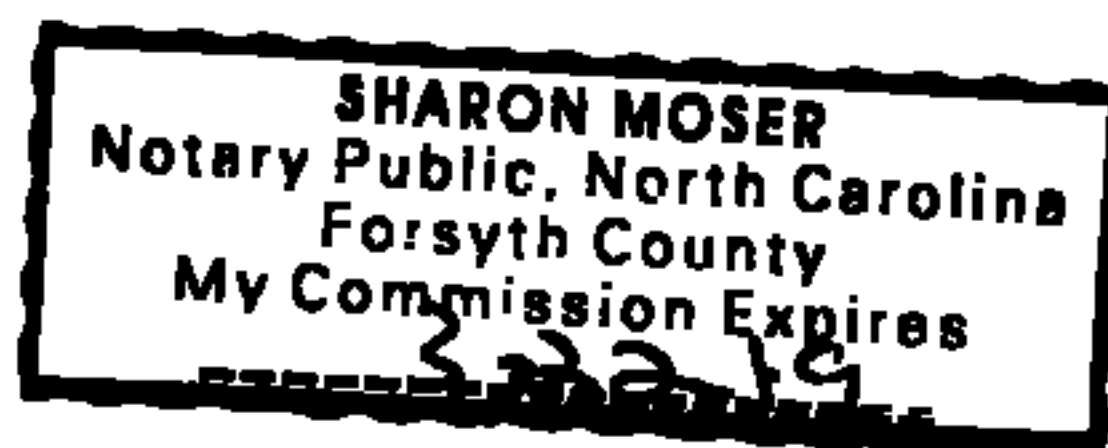


EXHIBIT A

The "Property"

Tract I (Tax Parcel 033213)

Being all of that certain parcel containing 1.19 acres, more or less, according to the records of the Franklin County Tax Office, and designated as Franklin County Parcel ID 033213. The subject property is bounded on the east by Person Road and bounded on the north, south and west by the property of the June Harris Heirs as described in Book 1911, Page 496, Franklin County Registry (Franklin County Parcel ID 011799).

Tract II (Tax Parcel 014580)

BEGINNING at a point in the center of N. C. Highway No. 56 and in the W.I. Stallings' line; thence along the Stallings' line N. 14 deg. 15 min. E. 1174 feet to a stake, corner for the Gilliam land; thence along the Gilliam line S. 84 deg. E. 568.2 feet to a stake, corner for Lot #2; thence along the line of Lot #2 S. 3 deg. 30 min. W. 1126 feet to a point in the center of N.C. Highway #56, corner for Lot #2 in the line of #5; thence along the line of #5 and the center line of N.C. Highway #56, N. 83 deg. 45 min. W. 580 feet to the point of BEGINNING and containing 15.25 acres, more or less, by survey by Phil R. Inscoe, Registered Surveyor, December 1952. And being that identical tract conveyed to G.B.H. Stallings, by deed recorded in Book 496, Page 89 of the Franklin County Register of Deeds. See also Deed recorded in Book 965, Page 928 in the office of the Franklin County Register of Deeds. Being the same property conveyed to William H. Stallings and wife, Mildred S. Stallings by deed recorded in Book 1588, Page 448, Franklin County Registry.

Tract III (Tax Parcel 014590)

BEGINNING at a stake in the center of a roadway, a new corner for William H. Stallings in the line of Mrs. Sarah Gilliam Daniel, thence along the line of Mrs. Sarah Gilliam Daniel, South 84 deg. East 406 feet to a stake in the aforesaid roadway, a new corner for William H. Stallings; thence along a new line South 2 deg. West 466 ½ feet to a stake, a new corner for William H. Stallings; thence North 89 deg. 30 min. West 64.7 feet to a stake a new corner; thence North 2 deg. West 45 feet to a stake, a new corner; thence North 78 deg. 45 min. West 364 ½ feet to a stake, a new corner for William H. Stallings; thence North 8 deg. West 415 feet to the point of beginning, containing 3 ½ acres according to survey by Phil R. Inscoe, Registered Surveyor, as shown on plat thereof dated 18 February 1963 and entitled "Map of Land Surveyed for W.H. Stallings Jr., Known as a part of Tract No. 3 of the G.B.H. Stallings land". See deed recorded in Book 600 on pages 101-102 in the office of the Franklin County Register of Deeds. Being "Cedar Rock Township, Second Tract" conveyed to William H. Stallings, Jr. by deed recorded in Book 759, Page 624, Franklin County Registry.

Tract IV (Tax Parcel 014594)

That certain tract or parcel of land in Cedar Rock Township, Franklin County, North Carolina, and more particularly described as follows: BEGINNING at a point in the center of N.C. Highway No. 56, corner for #3 in the line of #6; thence along the line of #3, N. 3 deg. 30 min. E. 1068 feet to a stake in the Gilliam line; thence S. 84 deg. E. 82 feet to a stake at a wild cherry tree, N.C. Rowland corner; thence along Rowland line S. 85 deg. E. 258 feet to a stake, corner for the Stallings Milling Company; thence along the Stallings Milling Company line, S. 3 deg. 50 min. W. 1085 feet to the center of N.C. Highway No. 56, marked by an iron stake on the north side of the road; thence along the center line of N.C. Highway 56, N. 82 deg. 15 min. W. 331 feet to the point of Beginning, and containing 8.25 acres, more or less according to survey by Phil R. Inscoe, Registered Surveyor, as shown on plat thereof dated December 1952, entitled "Map of Tract A of the G.B.H. Stallings Land" and being designated Tract No. 4 on said plat; and being the same land described in Deed from Nell A. Stallings to William H. Stallings Sr. and wife Mary E. Stallings, dated 9 March 1971 and recorded in Book 686 on Page 106 in the office of the Franklin County Register of Deeds.

LESS AND EXCEPT that portion thereof containing 1.7 acre, and conveyed by William H. Stallings Sr. and wife Mary E. Stallings to Beasley Lumber Company, Inc. by Deed dated 17 December 1979, and recorded in Book 778 on Page 190-191 in the office of the Franklin County Register of Deeds, a description of said 1.7 acre lot being excluded from this Deed is as follows:

That certain tract or parcel of land in Cedar Rock Township, Franklin County, North Carolina, and more particularly described as follows: BEGINNING at an iron in the line of the Rowland property, at the north edge of a roadway, said beginning point being N. 84 deg. 00 min. W. 312 feet along the north edge of said roadway from a point at the west edge of State Road No. 1468 and 30 feet from the center thereof, corner on State Road No. 1468 for Beasley Lumber Company, Inc. tract; thence, running from the beginning point and leaving said roadway, and along the line of said Beasley tract, S. 5 deg. 00 min. W. 493 feet to an iron, cornering; thence, leaving said Beasley tract and along a new line, N. 84 deg. 00 min. W. 150 feet to an iron, cornering; thence, along a new line, N. 5 deg. 00 min. E. 493 feet to an iron at the north edge of the above mentioned roadway in the line of the Rowland property; thence along the north edge of said roadway, S. 84 deg. 00 min. E. 150 feet to the point of beginning, containing 1-7/10ths acre, according to survey by Phil R. Inscoe, Registered Surveyor, as shown on plat thereof, dated 7 July 1974, entitled "Map of lot Surveyed for William H. Stallings and Beasley Lumber Co."

Being the same property conveyed to William H. Stallings, Jr. and wife, Mildred S. Stallings by deed recorded in Book 786, Page 262, Franklin County Registry.

William Hilliard Stallings, Jr. died on December 28, 2010 a resident of Franklin County, North Carolina. His Last Will and Testament is on file in the Office of the Franklin County Clerk of Superior Court, Estate File No. 11-E-58. He devised all of his property to his wife, Mildred Stallings.