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Doc ID: 006482430003 Type: CRP
Recorded: 07/22/2020 at 12:01:50 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Instr# 202000000716
Rutherford County, NC
Rachel Thomas Register of Deeds
BK 2035 PG 42-44

This instrument prepared by T. Kent Baldwin 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.

Tax Stamps: \$0.00

Prepared by and return to: T. Kent Baldwin, Attorney at Law, 120 E. Court Street, Rutherfordton, NC
28139.

No title examination was conducted by the preparer unless the same is shown by his signed opinion.

**NORTH CAROLINA
RUTHERFORD COUNTY**

SPECIAL DEED

DATE: May 30, 2020

PIN: Portion of 1631372

MAP/BLOCK/LOT: Portion of 318/2/16

GRANTOR: Ethel S. Godfrey

ADDRESS: 787 Shiloh Rd., Forest City, NC 28043

GRANTEE: Phillip H. Godfrey

ADDRESS: 118 Atkins Lane, Forest City, NC 28043

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.

W I T N E S S E T H:

THAT Grantor, for estate planning purposes and for no monetary consideration,
has and by these presents does hereby reserve unto Grantor, **Ethel S. Godfrey**, a **LIFE ESTATE**
in her ninety-nine percent (99%) interest, measured by the life of **Ethel S. Godfrey**, without
any liability for waste, and with full power and authority in said life tenant to sell, convey,
mortgage, lease or otherwise manage and dispose of the property described below, in fee simple,
with or without consideration, without joinder of the remainderman, and with full power and
authority to retain any and all proceeds generated thereby, and upon the death of the life tenant,
the remainder of her ninety-nine percent (99%) interest in same, if any, to Grantee, **Phillip H.**
Godfrey, all of Grantor's ownership interest, in all of that certain lot or parcel of real property
located in Sulpher Springs Township, Rutherford County, North Carolina, and being more
particularly described as follows:

See Schedule "A" attached for full and complete description.

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HAVE AND TO HOLD the described interest in the aforesaid lot or parcel of real property, together with all privileges and appurtenances thereunto belonging, unto Grantees, subject to the following: the lien of ad valorem taxes for 2020 and subsequent years; any and all prior out conveyances, utilities easements and restrictive covenants, if any, of record; and the terms and provisions of all applicable zoning and land use ordinances, statutes and regulations.

AND Grantor, for herself, her heirs and assigns, covenants to and with Grantees, their heirs and assigns, that Grantor is seized of the premises and has the right to convey the same, that the same is free and clear from all encumbrances, except as set forth herein, and that Grantor does hereby and will forever **WARRANT** and **DEFEND** the title to the same against the lawful claims of all persons whomsoever.

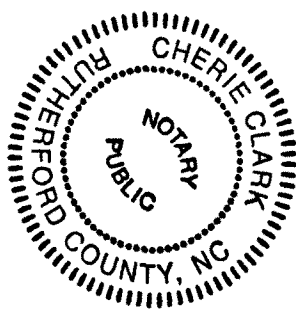
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year above written.

Ethel S. Godfrey by Phillip H. Godfrey Rita G. Trout POA
Ethel S. Godfrey, By: Phillip H. Godfrey and Rita G. Trout, POA

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

I, Cherie Clark, a Notary Public in and for the aforesaid County and State, do hereby certify that Phillip H. Godfrey and Rita G. Trout, attorneys-in-fact for Ethel S. Godfrey, personally appeared before me this day, and being by me duly sworn, say that they executed the foregoing annexed instrument for and on behalf of Ethel S. Godfrey, and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Rutherford County, in Deed Book 2027, Pages 1312-1320, and that this instrument was executed under and by virtue of the authority given by said instrument granting them power of attorney; that the said Phillip H. Godfrey and Rita G. Trout acknowledged the due execution of the foregoing annexed instrument for the purposes therein expressed, for and on behalf of the said Ethel S. Godfrey.

WITNESS, my hand and Notarial Seal, this the 21st day of May, 2020.



Cherie Clark
Notary Public
My Commission Expires: 10-28-23

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SCHEDULE "A"

Situate, lying and being in Sulphur Springs Township, Rutherford County, North Carolina, and being a portion of Parcel Number 1631372, Map 318, Block 2, Lot 16.

Being 24.14 acres in Deed conveyed by G. Reid Godfrey and wife, Ethel S. Godfrey, to G. Reid Godfrey Family Trust, deed dated June 23, 2004, and of record in Deed Book 849, Page 0027, Rutherford County Registry, reference to which is here by made for a more accurate description of said property.

Saving and excepting that 1.37 acres parcel heretofore conveyed to Rita G. Trout and Christopher B. Houser as shown on plat duly recorded in Plat Book 41, Page 155, Rutherford County Registry, to which reference is hereby made a more full and complete description, said survey being made by Professional Surveying, PLLC, D. Scott Bostic, PLS, dated December 13, 2019, Map #24107.