

DRAFTED BY: JOHN R. COMBS - ATTORNEY

RECORDING TIME FORSYTH CO, NC 160 FEE: \$ 26.00
PRESENTED & RECORDED: 06/12/2000 12:44PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
NO TAXABLE CONSIDERATION
BK2120 P2297 - P2306

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: _____ Lot: 52X116 Parcel Identifier No.: _____

Property Address: _____

Mail after recording to: Smith & Combs - 500 Olive Street • Winston-Salem, NC 27103

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 22 day of May, 2000, ~~1999~~, by and between

GRANTOR

GRANTEE

MARY ANNE SMITH

STEVEN D. SMITH

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, in consideration of (\$10,000.00 V.C.) TEN DOLLARS AND OTHER VALUABLE CONSIDERATION paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina FORSYTH Township, more particularly described as follows:

SEE ATTACHED DESCRIPTION - EXHIBIT "A"

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantees and Grantee's only proper use and behoof forever; so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Mary Anne Smith (seal) _____ (seal)
MARY ANNE SMITH
(seal) _____ (seal)
(seal) _____ (seal)
(seal) _____ (seal)
(seal) _____ (seal)
(seal) _____ (seal)

Corporate Name

ATTEST:

By: _____
President Secretary Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its Secretary.

Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Mitzie K. Kepley, a Notary Public of Forsyth County, NC, do hereby certify that MARY ANNE SMITH



personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22 day of May, 192000

SEAL/STAMP

My commission expires Aug. 25 2000. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the 12 day of _____, 19__.

L.E. Sp... Register of Deeds for Forsyth County DICKIE C. WOOD, REGISTER OF DEEDS
Deputy/Assistant

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 63, as shown on the map of CRAFTON HEIGHTS, as recorded in Plat Book 2, Page 36, Forsyth County Registry to which map reference is made for a more particular description.

Lying and being West of the City of Winston-Salem, North Carolina, in Vienna Township, and BEING KNOWN AND DESIGNATED as Lots Nos. thirty eight, thirty nine and forty on the Plat of Sunshine Development as recorded in Plat Book 4, Page 176 of the Office of the Register of Deeds of Forsyth County, reference to which is made for a more definite and complete description of said property.

LYING and being on the West side of Crafton Street; beginning at an iron stake, the Southeast corner of Lot #2; running thence Southwardly with Crafton Street 55 feet to an iron stake on an alley; thence Westwardly with the North line of said alley 136.25 feet to an iron stake, corner of Lot #4, 45 feet to an iron stake, corner of Lot #2; thence Eastwardly with the South line of Lot #2, 132.8 feet to the point of BEGINNING, said lot being known and designated as Lot #3 on the map of a subdivision of Lot A on the development of Crafton Heights, owned by P.O. Leak and S.W. Apperson, which map is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 2. See also Deed Book 150, Page 191 and Deed Book 793, Page 17.

BEING KNOWN AND DESIGNATED as Lot #2 on the map of a subdivision of Lot A on the development of Crafton Heights, owned by P.O. Leak and S.W. Apperson, which map is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 2. See also Deed Book 150, Page 191 and Deed Book 793, Page 17.

BEING KNOWN AND DESIGNATED AS Lots no. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41 as recorded on the Map entitled **ROYAL OAKS**, as recorded in Plat Book 10, Page 57, Forsyth County Registry, reference to which is hereby made for a more particular description.

BEGINNING at an iron stake in the Eastern margin of Methodist Drive (formerly Oak Grove Drive), said iron stake being located in the Northeast corner of the intersection of Methodist Drive and Conner Road (formerly White Oak Street) and running thence with the Eastern margin of Methodist Drive, North 21 Degrees 45' 55" East 99.97 feet to an iron stake located in the Northwest corner of Lot No. 45 as shown upon the map of Royal Oaks, a plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10 at Page 57; thence running South 66 Degrees 48' 05" East 105.00 feet to an existing iron pipe; thence running North 21 Degree 49' 50" East 99.62 feet to an existing iron pipe; thence running South 67 Degrees 15' 25" East 75.04 feet to an existing iron pipe; thence running South 23 Degrees 10' 40" West 200.17 feet to an existing iron pipe, said pipe lying in the Northern right-of-way line of Conner Road; thence running along the Northern right-of-way line of Conner North 66 Degrees 47' West 174.38 feet to the point and place of BEGINNING.

The above-described property being known as the Eastern portions of Lot Nos. 46, 47, 48, & 49 and all of lots 42, 43, 44, & 45, as shown upon the map of Royal Oaks, a plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, at Page 57, and being the same property as is shown on the map entitled Property of Steven D. Smith and wife, Mary Anne Smith, as drawn by Larry L. Callahan, Registered Land Surveyor on July 12, 1988, and revised on August 12, 1988, to which map reference is hereby made for a more particular description.

X BEGINNING at an iron stake in the south line of Lot No. 32 on the hereinafter mentioned map, said stake being distant 10 feet west from the original west property line of Walnut Avenue, west and from the southeast corner of said Lot No. 32; thence with the south line of said Lot No. 32, North $60^{\circ} 13'$ West 164.61 feet, more or less, to an iron stake, the southwest corner of Lot No. 32 in the east right of way line of Duke Power Company; thence with the east right of way line of said Duke Power Company, South $29^{\circ} 45'$ West 80 feet to an iron stake, northwest corner of Lot No. 35; thence with the north line of Lot no. 35, South $60^{\circ} 13'$ East 165.21 feet to an iron stake in the north line of said Lot No. 35, said stake being distant 10 feet west from the original west property line of Walnut Avenue, west and from the southeast corner of Lot No. 34; thence along the new west property line of Walnut Avenue west North $29^{\circ} 19'$ East 80 feet to an iron stake, the place of Beginning. The same being a part of Lots Nos. 33 and 34 on map of Walnut Hills Section No. 1, recorded in Plat Book 8, page 188(2), Forsyth County Registry, and being all of said lots except a 10 foot strip along the eastern portion of said lots which have been dedicated to the widening of Walnut Avenue west.

Beginning at a point said point being the Southwestern Corner of Lot 70 as shown on the Map of Whispering Winds, Section 2 as recorded in Plat Book 25, Page 145, also being the Northwestern Corner of Lot 69 as shown on Map of Whispering Winds, Section 2 as described in Plat Book 25, page 145, from said beginning point running along the Northern line of Lot 69 South 76°51' East 267.04 feet to a point; thence running South 76°51' East 203.51 feet to a point thence running North 04°53'20" East 500.38 feet to a point; thence running North 77°12'58" West 211.31 feet to a point; thence running South 03°59' West 464.88 feet to a point thence running North 76°51' West 263.61 feet to a point, said point lying in a Eastern right-of-way line of Storm Canyon Road, thence running along said right-of-way South 09°31'10" West 35.07 feet to the point and place of BEGINNING containing approximately 2.569 acres as shown on the map entitled "Survey for Steven D. Smith and wife, Mary Anne Smith" as drawn by Clinton S. Fisher, R.L.S. on 5-3-94 and containing a portion of Tax Block 4635 B, Lot 70 and a portion of Tax Block 4636 Lot 102-E

BEGINNING at a point, said point being the Northeastern corner of Lot 91 as shown on the plat entitled Whispering Winds, Section One as recorded in Plat Book 25, page 115 in the Forsyth County Registry; thence running North 4 degrees 28 minutes 40 seconds East 60 feet to a point, said point lying in the Southeastern corner of the property now or formerly owned by Sally Winfrey; thence running along Sally Winfrey's southern line and also the northern right-of-way line of Dust Devil Drive North 85 degrees 31 minutes 20 seconds West 200 feet to a point; thence running South 4 degrees 28 minutes 40 seconds West 60 feet to a point, said point being the Northwestern corner of Lot 91 as shown on the plat entitled Whispering Winds Section One as recorded in Plat Book 25, page 115; thence running South 85 degrees 31 minutes 20 seconds East 200 feet to the point and place of BEGINNING and being that portion previously shown as the Eastern portion of Dust Devil Drive which lies just North of Lot 91 as shown on the Map of Whispering Winds, Section One as recorded in Plat Book 25, page 115 to which map reference is made and referred to and incorporated herein by reference.

BEGINNING at a point, said point being the Northeastern corner of Lot 78 as shown on the plat entitled Whispering Winds Section Two as recorded in Plat Book 25, page 145; thence running North 85 degrees 31 minutes 20 seconds West 200 feet to a point; thence running North 4 degrees 28 minutes 40 seconds West 60 feet to a point, said point being the Southwestern corner of Lot 79 as shown on the map entitled Whispering Winds Section Two as recorded in Plat Book 25, page 145; thence running along the Southern line of Lot 79 South 85 degrees 31 minutes 20 seconds East 200 feet to a point; thence running South 4 degrees 28 minutes 40 seconds West 60 feet to the point and place of BEGINNING and being that portion previously shown as the Eastern Section of Still Meadows Lane lying just North of Lot 78 as shown on the map entitled Whispering Winds Section Two as recorded in Plat Book 25, page 145 which map reference is made and referred to and incorporated herein by reference.

BEING KNOWN AND DESIGNATED as Lots 47 and 50 as shown on Map of Whispering Winds, Section 2, recorded in Plat Book 25, at page 45 in the office of the register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

BEING KNOWN AND DESIGNATED as Lot 70 as shown on the map entitled Whispering Winds Sec. 2 as recorded in Plat Book 25, page 145, Forsyth County Registry. Informally known as Lot 70A, Block 4635B.

BEGINNING at a point, said point being the Southwestern corner of Lot 71 as shown on the plat entitled Whispering Winds Section 1 as recorded in Plat Book 25, page 145, Forsyth County Registry; thence running from said beginning point along the Eastern right of way of Storm Canyon Drive a chord distance and direction of South 04 degrees 12 minutes 33 seconds West 64.28 chord feet to a point; thence continuing along said right-of-way South 09 degrees 31 minutes 10 seconds West 35.07 chord feet to a point said point being the Northwestern corner of Lot 69 as shown on the plat of Whispering Winds Section 2 as recorded in Plat Book 25, page 145, Forsyth County Registry; thence running from said point South 76 degrees 31 minutes East 257.04 feet to an iron thence running South 03 degrees 59 minutes West 230.08 feet to an iron; thence running South 82 degrees 40 minutes 05 seconds East 111.58 feet to a point; thence running South 71 degrees 51 minutes 31 seconds East 25.61 feet to a point; thence South 85 degrees 21 minutes 54 seconds East 121.36 feet to a point; thence running North 04 degrees 53 minutes 20 seconds East 702.96 feet to a point; thence running North 77 degrees 12 minutes 58 seconds West 271.88 feet to a point; thence running South 03 degrees 59 minutes West 329.88 feet to a point, said point being the Southeastern corner of Lot 71 as shown on the plat entitled Whispering Winds Section 2 as recorded in Plat Book 25, Page 145, Forsyth County Registry; thence running on a common line between Lot 70 and 71 North 84 degrees 32 minutes West 260.08 feet to the point and place of BEGINNING and containing all of Lot 70 as shown on the Map entitled Whispering Winds, Section 2 as recorded in Plat Book 25, Page 145, Forsyth County Registry and also containing an additional 4.342 acre tract both of which are shown on the Map entitled survey for Steven D. Smith and wife Mary Anne Smith as drawn by Clinton S. Fisher, A.D.S. on November 18, 1992 said map is referred to and incorporated herein by reference as if fully set out herein.

Lying and being West of the City of Winston-Salem, North Carolina, in Vienna Township, and BEING KNOWN AND DESIGNATED as Lots Nos. thirty eight, thirty nine and forty on the Plat of Sunshine Development as recorded in Plat Book 4, Page 176 of the Office of the Register of Deeds of Forsyth County, reference to which is made for a more definite and complete description of said property.

ALL of Lot 43 of MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, except that property recorded in Deed Book 1864, Page 3608, Forsyth County Registry as described as follows:

BEGINNING AT A POINT said point being the southeastern corner of Lot 45 as shown on the Map of MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, said point also lying in the western right-of-way line of Folkstone Court; thence running with said right-of-way line of Folkstone Court, S 07° 26' 51" W 47.25 feet; thence running on an arc to the right S 41° 26' 07" W a chord distance of 27.95 feet to a point; thence running on an arc to the left S 08° 18' 06" E 84.35 chord feet to a point; thence leaving said right-of-way and heading S 02° 01' 17" E 140.75 feet to point; thence running N 82° 06' 17" W 145.14 feet to a point; thence heading along a common line with John William Millsaps, as described in Deed Book 902, Page 92, Forsyth County Registry, N 12° 43' 02" W 333.62 feet to a point, said point being the southwestern corner of Lot 45 as shown on the Map entitled MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, Forsyth County Registry; thence running S 82° 33' 09" E, 247.93 feet to the Point and Place of BEGINNING, and containing all of Lot 44 and the majority of Lot 43 as shown on the Map entitled MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, Forsyth County Registry.

Exempted from this property is a 25-foot strip which is taken from the easternmost line of Lot 43 as recorded in Map entitled MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, Forsyth County Registry.

The purpose of this Quitclaim Deed is to convert the title of the above described tract of land from the joint names of the grantor and the grantee as tenants by the entirety to the sole and separate name of the grantee, STEVEN D. SMITH (legally separated), who shall hereafter retain the said tract of land as sole and separate property, free and clear of any and all claims thereto by the grantor, MARY ANNE SMITH (legally separated), pursuant to the terms and provisions of the Separation Agreement and Property Settlement Agreement entered into by and between the grantor and the grantee on the 5th day of June, 1998, and pursuant to the Memorandum of Separation Agreement for Recordation entered into by and between the grantor and the grantee on the 22 day of MAY, 2000 and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on the 12 day of June in Book 2120 at Page 2295.