

FORSYTH CO, NC **208** FEE: \$ 20.00  
 PRESENTED & RECORDED: 07/09/2003 3:56PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 NO TAXABLE CONSIDERATION  
 BK 2372 P1465 - P1467

### NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: N/A

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: 8788 Van Hoy Road, Kernersville, North Carolina 27284

This instrument was prepared by: M. Douglas Berry (no opinion on title is expressed or implied by the preparation of this Deed)

Brief description for the Index: 10.148 acres along Van Hoy Road

THIS DEED made this 7th day of July, 2003, by and between

#### GRANTOR

**JOHN W. RYALS, II (Separated)**

#### GRANTEE

**CHRISTINE E. RYALS (Separated)**

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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, in all that certain lot or parcel of land situated in the City of Kernersville, Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

This Deed is pursuant to a Court Order dated March 26, 2003, filed in the case captioned Christine E. Ryals vs. John W. Ryals, II, File No. 02 CVD 11289, Guilford County District Court, Greensboro, North Carolina.

The Grantor has executed this deed to quit-claim the property hereinabove described solely in the Grantee, free and clear of any marital interest of the Grantor, including without limitation, any right to receive the Property by (i) equitable distribution under N.C. Gen. Stat. § 50-20 et seq.; (ii) dower and any and all common law, constitutional or statutory rights afforded the Grantor in lieu thereof; (iii) inheritance, dissent or distribution or in any manner or way whatsoever upon Grantee's death, including the right to dissent from Grantee's last will and testament. Grantor and Grantee acknowledge and agree that Grantee may henceforth own, hold, manage, alienate, lease, sell, convey, transfer, assign or encumber the property hereinabove described without the knowledge, further consent or joinder of Grantor in as full a manner as if Grantor and Grantee were unmarried. The Grantor further waives and releases all statutory and common law rights, as amended from time to time or any similar laws of another jurisdiction which may be applicable to a Free Trader Agreement at the time of its enforcement, that he has as the surviving spouse in the 8788 Van Hoy Road, Kernersville, Forsyth County, North Carolina real estate, including, but not limited to, the following: (A) All and every right to a share in the estate of the other pursuant to N.C.G.S. §29-14; (B) All and every right to share in the estate of the other by way of dower, courtesy or elective life estate in real property pursuant to N.C.G.S. §29-30; (C) All and every right to dissent from or elect against the will of the other pursuant to N.C.G.S. §30-1; (D) All and every

right to a year's allowance upon the death of the other pursuant to N.C.G.S. §3-15; and (E) All other rights, or interests in property, real and personal, which each now has or may hereafter acquire arising out of or accruing to her or him by reason of the death of the other, testate or intestate

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

\_\_\_\_\_  
(Entity Name)

JOHN W. RYALS, II (SEAL)

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that John W. Ryals, II personally appeared before me this \_\_\_\_\_ day of July, 2003, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notary Public Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

My Commission Expires 05/2003

Denise Henderson  
Notary Public

The foregoing Certificate(s) of Denise Henderson is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for FORSYTH County  
By Daniel C. Wood, Register of Deeds Deputy/Assistant - Register of Deeds

**EXHIBIT A**

**Re: Christine E. Ryals**  
**10.148 acres along Van Hoy Road**

**Property Description:**

BEGINNING at an existing iron at the northeast corner of the Thomas E. Parham property (Deed Book 1647, Page 1508, Forsyth County Registry); thence from said beginning point along the line of Mary A. Leight, South 87° 46' 00" East 535.50 feet to an iron; thence South 09° 37' 29" East 200.00 feet to an iron; thence South 07° 54' 55" East 636.85 feet to an iron; thence South 77° 54' 13" West 317.47 feet to an iron; thence North 58° 06' 40" West 190.19 feet to an iron marking a corner of the Duke Power Company property; thence with the line of Duke Power Company property, North 00° 44' 00" West 55.76 feet to a concrete monument; thence North 33° 23' 20" West 54.25 feet to a concrete monument; thence North 35° 12' 36" East 54.90 feet to a concrete monument; thence South 67° 28' 15" West 124.91 feet to a concrete monument; thence South 88° 42' 50" West 72.70 feet to a concrete monument; thence North 47° 33' 20" West 93.54 feet to a concrete monument; thence North 17° 12' 00" East 75.97 feet to an iron marking a corner with the Duke Power Company property and the Jack B. Pierce property; thence along the Pierce property, North 27° 40' 28" East 279.21 feet to an iron; thence North 27° 40' 28" East 41.57 feet to a point in the center line of a 30 foot easement referenced herein; thence with the center line of said easement North 64° 42' 50" West 16.32 feet to a point; thence continuing along the center line of said easement, North 54° 53' 44" West 116.37 feet to an existing iron along the center line of said easement; thence North 02° 36' 10" East 15.64 feet to an existing iron; thence North 02° 36' 10" East 209.42 feet to an iron marking the point and place of BEGINNING and containing 11.148 acres, more or less. This description is in accordance with a survey prepared by Wayne L. Stutts, PA, dated January 19, 1994 entitled "Map of Survey For John W. Ryals." **SAVE AND EXCEPT** that 1.00 acre tract excepted in the description in the Deed of Trust recorded in Book 2087, Page 3851 and described in the Deed to Joy T. Hale recorded in Book 2117, Page 2623, Forsyth County Registry.

There is conveyed herewith and this property is subject to the easements described and referenced in Book 1818, Page 3790; Book 1818, Page 3793; Book 2052, Page 2339; Book 2062, Page 3386 and Book 2117, Page 2623, Forsyth County Registry.

The above-described property is the same as that described in Deed Book 2062, Page 3386 (**SAVE AND EXCEPT** that 1.00 acre tract excepted in the description in the Deed of Trust recorded in Book 2087, Page 3851 and described in the Deed to Joy T. Hale recorded in Book 2117, Page 2623, Forsyth County Registry) and is further known and designated as Tax Lot 306B in Block 5240 on the Forsyth County Tax Maps.