

FORSYTH CO, NC **96** FEE: \$ 32.00  
 PRESENTED & RECORDED: 02/13/2004 11:50AM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 NO TAXABLE CONSIDERATION

BK2445 P 487 - P 493

Do not write above this line

<b>DRAFTED BY:</b> William E. Rabil, Jr.	<b>Tax Block &amp; Lot:</b>	<b>Parcel ID:</b>
<b>Mail after recording to:</b> <u>Box 35</u> Grantees	<b>Mail future tax bills to:</b> Grantees	
	1040 Cross Gate Road	
	Winston-Salem, NC 27106	


**FORSYTH COUNTY, NORTH CAROLINA QUITCLAIM DEED**

THIS DEED made this 2 day of February, 2004, by and between

GRANTOR	GRANTEE
ALAN E. DUNNAGAN and wife, SHARON G. DUNNAGAN	ALAN E. DUNNAGAN and wife, SHARON G. DUNNAGAN

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 (\$ 1.00 & o.v.c. ) One dollar and other valuable considerations to them 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, \_\_\_\_\_ Township, more particularly described as follows:

See attached Exhibit A

GIFT DEED 

The purpose of this Quitclaim Deed is to create a tenancy by the entireties between the Grantees.

Property Address: \_\_\_\_\_

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.

[Signature] (seal)  
ALAN E. DUNNAGAN (seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(seal)

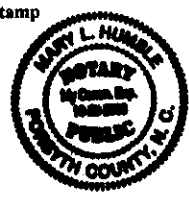
[Signature] (seal)  
SHARON G. DUNNAGAN (seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(seal)

\_\_\_\_\_  
Corporate Name \_\_\_\_\_ President

Seal/Stamp

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 \_\_\_\_\_ President of \_\_\_\_\_ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County  
I, MARY L. HUMBLE, a Notary Public of Forsyth County, NC do hereby certify that Alan E. Dunnagan and wife, Sharon G. Dunnagan personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 2 day of February, 2004.  
My commission expires Oct 26, 2008. [Signature] Notary Public

Seal/Stamp

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 \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

Seal/Stamp

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 \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of [Signature] is/are certified to be correct at the date of recordation shown on the first page thereof.  
Dickie C. Wood, Register of Deeds for Forsyth County by: [Signature] Deputy/Asst.

## EXHIBIT A

## TRACT I:

**Being known and designated as Condominium Unit No. 1001 as described in the plans of Aspen Park Condominiums, which are recorded in Condominium Book 1 at Pages 163 through 165, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina; and**

**Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "Declaration of Condominium" recorded in Book 1375 at Page 336, Forsyth County Registry; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and**

**Together with all rights of Grantor in and to the limited common areas and facilities appurtenant to said Unit; and**

**Subject to the said Declaration of Condominium and the By-Laws annexed thereto which, with all attachments thereto, are incorporated herein as if set forth in their entirety.**

**Property Address: 1001 Aspen Trail  
Winston-Salem NC 27106**

**Tax Lot 001 of Forsyth County Tax Block 6078**

## EXHIBIT A (Cont.)

## TRACT II:

Being know and designated as Condominium Unit No. 1042 as described in the plans of Aspen Park Condominiums, Phase III, Section 6-A, which are recorded in Condominium Book 2 at Pages 43 through 45, inclusive, in the office of the Register of Deeds of Forsyth County, North Carolina; and

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "Declaration of Condominium" issued by John N. Davis, III, et al., and recorded in Book 1427 at Pages 0451 through 0495, on the 26<sup>th</sup> day of January 1984; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and

Together with all rights of Grantor in and to the limited common areas and facilities appurtenant to said Unit; and

Subject to the said Declaration of Condominium and the By-Laws annexed thereto which, with all attachments thereto, are incorporated herein as if set forth in their entirety.

Tax Lot 402 of Tax Block 6078

Property Address: 1402 Aspen Way, Winston-Salem NC 27106

## EXHIBIT A (Cont.)

## TRACT III:

BEGINNING at a point in the western right-of-way line of Craigmores Road (see Deed Book 1341, page 1006), said point being located South 02° 31' 52" West 93.75 feet from the southwest corner of that tract conveyed to Michael D. Carter in Deed Book 1633, page 4014, Forsyth County Registry; running thence from said Beginning point along Craigmores Road South 02° 31' 52" West 93.75 feet to a point; thence along a new line North 88° 35' 41" West 220.93 feet to a point, a new corner; thence along a line with the grantor herein, North 01° 24' 19" East 93.75 feet to a point, a new corner; thence along a new line with grantor herein South 88° 35' 41" East 227.78 feet to a point in the western right-of-way line of Craigmores Road, the point and place of BEGINNING, containing 0.477 acres more or less and being a portion of tax lots 401 and 404 as shown on Tax Block 2597, Forsyth County Tax Maps.

Subject to a 35 foot access easement, which access easement is more particularly described as follows;

Beginning at a point in the western right-of-way line of Craigmores Road, said beginning point being the southeastern corner of the above described tract; running thence from said beginning point along the western right of way line of Craigmores Road North 02° 31' 52" East 23.11 feet to a point; running thence North 88° 35' 41" West 186.39 feet to a point; running thence North 01° 24' 19" East 70.63 feet to a point in the northern line of the above described tract; thence along a line with the above described tract North 88° 34' 41" West 35.00 feet to a point; thence along the western line of the above described tract South 01° 24' 19" West 105.65 feet to a point; thence along a new line, South 88° 35' 41" West 220.70 feet to a point in the western right-of-way line of Craigmores Road; thence along the western right-of-way line of Craigmores Road, North 02° 31' 52" East 11.90 feet to a point, the point and place of Beginning. This access easement covers the western 35 feet of the above-described lot and 23.11 feet of the southern portion of said tract. The above described easement shall be an easement appurtenant to the above described tract and the parcels of land bordering thereon and is hereby granted for the common use of the owners of said tracts.

Tax Lot 401, 404, of Tax Block 2597

Property Address: 3610 Craigmores Road, Winston-Salem NC

## EXHBIIT A (Cont.)

## TRACT IV:

BEGINNING AT A POINT ON A WATER METER LOCATED IN THE CUL-DE-SAC OF CARRISBROOKE LANE, WHICH SAID POINT MARKS THE SOUTHWESTERN CORNER OF LOT 20A AND THE SOUTHEASTERN CORNER OF LOT 19 AS SHOWN ON THE MAP OF KINGS GRANT, SECTION 1, RECORDED IN PLAT BOOK 28 AT PAGE 157 IN THE FORSYTH COUNTY REGISTRY, FROM SAID BEGINNING POINT NORTH 34 DEGREES 45 MINUTES 46 SECONDS WEST 93.65 FEET TO AN IRON STAKE, A CORNER WITH LOT 19; THENCE NORTH 60 DEGREES 09 MINUTES EAST 60.00 FEET TO AN IRON STAKE; THENCE NORTH 73 DEGREES 12 MINUTES EAST 52.11 FEET TO AN IRON STAKE; THENCE SOUTH 06 DEGREES 11 MINUTES 08 SECONDS WEST 119.17 FEET TO AN IRON STAKE IN THE RIGHT-OF-WAY LINE OF CARRISBROOKE LANE CUL-DE-SAC; THENCE ALONG THE RIGHT-OF-WAY LINE OF CARRISBROOKE LANE CUL-DE-SAC ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD CALL AND DISTANCE OF SOUTH 34 DEGREES SOUTH 84 DEGREES 34 MINUTES 39 SECONDS WEST 35.85 FEET (SAID CURVE HAVING A RADIUS OF 43.0 FEET AND A LENGTH OF 36.98 FEET) TO THE POINT AND PLACE OF BEGINNING, BEING THE MAJOR PORTION OF LOT 20A AS SHOWN ON THE ABOVE MENTIONED PLAT MAP.

THE HEREIN DESCRIBED TRACT IS AS SHOWN ON A SURVEY OF THE PROPERTY OF MYRLENE R. JOLLEY DATED JULY 28, 1993, BY THOMAS A. RICCIO, R.L.S. AND CONTAINING APPROXIMATELY 0.17152 ACRES MORE OR LESS.

BEING INFORMALLY KNOWN AS TAX LOT 302, BLOCK 3909C, FORSYTH COUNTY TAX MAPS.

Property Address: 176 Carrisbrooke Lane, Winston-Salem NC 27104

EXHIBIT A (Cont.)

TRACT V:

BEING KNOWN AND DESIGNATED as Lot 91 as shown on Map of Pinebrook Valley, Section 2, recorded in Plat Book 26, Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Lot 091 of Tax Block 4951A

Property Address: 1209 Rollingwood Circle, Winston-Salem NC

TRACT VI:

Being Lot Number 1, Block "A", as shown upon the plat of ASHLEY FOREST, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, Page 44, to which plat reference is hereby made for a more particular description.

Tax Lot 001 of Tax Block 2907

Property Address: 2981 St. Claire Road, Winston-Salem NC 27106

TRACT VII:

Being known and designated as Lot 100 as shown on map of Pinebrook Valley, Section 2 recorded in Plat Book 26 at Page 31 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Lot 100 of Tax Block 4951A

Property Address: 5920 Spruce Pine Drive, Winston-Salem NC