

FORSYTH CO, NC 135 FEE: \$ 20.00  
PRESENTED & RECORDED: 03/08/2004 12:58PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: MARSH  
NO TAXABLE CONSIDERATION

BK2451 P 904 - P 906

Drafted by: STEVEN D. SMITH - attorney

\*\*\*\* NO TITLE SEARCH PERFORMED OR REQUESTED \*\*\*\*

Tax Block : Lot : Parcel Identifier No:  
Property Address: 5109 Fleetwood Circle, Winston-Salem, NC 27106  
Mail after recording to: Kenneth B. Nelson 5109 Fleetwood Circle, Winston-Salem, NC 27106  
Mail future tax bills to: Kenneth B. Nelson 5109 Fleetwood Circle, Winston-Salem, NC 27106

**NORTH CAROLINA QUITCLAIM DEED**

THIS DEED made this 1<sup>st</sup> day of March, 2004 by and between

<b>GRANTOR</b> <b>BOBBI NELSON</b>	<b>GRANTEE</b> <b>KENNETH B. NELSON, JR.</b> 5109 Fleetwood Circle Winston-Salem, NC 27106
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The designated 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 (10.00 and o.v.c.) Ten Dollars and other valuable consideration to Grantor 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, more particularly described as follows:

**SEE ATTACHED DESCRIPTION - EXHIBIT "A"**

THE PURPOSE OF THIS DEED is to vest sole and separate ownership of said property in the Grantee. Hence forward said property shall be the separate property of the Grantee as defined in NCGS 50-20 (b) (2). Further, Grantor does hereby waive, release, discharge, quitclaim and renounce unto the Grantee and her heirs and assigns:

- (a) All and every right to a share in the estate of the Grantee upon said Grantee's death as provided in G.S. § 29-14, or otherwise, now and hereafter by law provided;
- (b) All and every right to elect to take a life estate in real estate upon the death of the Grantee in lieu of the share provided in G.S. § 29-14, as provided in G.S. § 29-30, or otherwise, now and hereafter by law provided;
- (c) All and every right to a years allowance upon the death of the Grantee as provided by G.S. § 30-15, or otherwise, now and hereafter by law provided;
- (d) All and every right to dissent as provided by G.S. § 30-1, or otherwise, now and hereafter by law provided; and
- (e) All and every right to administer upon the estate of the Grantee as provided by G.S. 28A - 41 or otherwise, now and hereafter by law provided.

Grantor, by and through the transfer of this property, waives any and all rights, curtesy rights and any and all equitable distribution rights pursuant to 50-20 et seq. or otherwise and any and all equitable distribution rights which I may have now or may acquire in the future in reference to this real property and that this transfer of property is an outright gift to the grantee by the grantor and I further hereby stipulate and affirm the fact that this property shall be the sole and separate property of the Grantee named herein.

  
BOBBI NELSON - GRANTOR

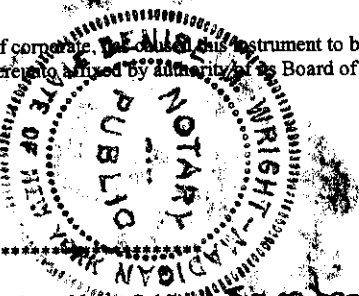
*Comments: The purpose of this deed is to vest sole and separate ownership of said property in the Grantee. Hence forward said property shall be the separate property of the Grantee as defined in NCGS 50-20 (b) (2). Further, Grantor does hereby waive, release, discharge, quitclaim and renounce unto the Grantee and her heirs and assigns:*

- (a) All and every right to a share in the estate of the Grantee upon said Grantee's death as provided in G.S. § 29-14, or otherwise, now and hereafter by law provided;*
- (b) All and every right to elect to take a life estate in real estate upon the death of the Grantee in lieu of the share provided in G.S. § 29-14, as provided in G.S. § 29-30, or otherwise, now and hereafter by law provided;*
- (c) All and every right to a years allowance upon the death of the Grantee as provided by G.S. § 30-15, or otherwise, now and hereafter by law provided;*
- (d) All and every right to dissent as provided by G.S. § 30-1, or otherwise, now and hereafter by law provided; and*
- (e) All and every right to administer upon the estate of the Grantee as provided by G.S. 28A - 41 or otherwise, now and hereafter by law provided.*

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 resents be excluded and forever barred.

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

[Signature] (seal)  
BOBBI NELSON



STATE OF NEW YORK- Schenectady County  
I, Denise M. Wright-Madigan a Notary Public for Saratoga  
County, New York, do hereby certify that Bobbi Nelson  
personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my  
hand and notarial seal this the 1<sup>st</sup> day of March, 20 04  
My commission expires 12-8-05

[Signature]  
Notary Public

DENISE M. WRIGHT-MADIGAN  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01WR5089205  
CERTIFICATE FILED IN SARATOGA COUNTY  
COMMISSION EXPIRES 12-8-05

\*\*\*\*\*  
The foregoing Certificate(s) of \_\_\_\_\_  
\_\_\_\_\_ is / are certified to be correct.  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_ Deputy / Assistant

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:  
Denise M. Wright-Madigan NP(s)  
is certified to be correct at the date of recordation shown on the first page thereof,  
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.

## EXHIBIT "A"

BEGINNING at a point, said point being the southeast corner of Lot 38 as shown on the Map of Sunshine Development Plat Book 4, Page 176, Forsyth County Registry, thence running on the northern right-of-way line of Fleetwood Circle (State Road 1427) a chord distance direction of North  $83^{\circ} 15' 05''$  West 130.84 chord feet, having an arc of 130.87 feet and a radius of 1739.17 feet to an iron rod stake, thence running from said stake North  $04^{\circ} 12' 10''$  East 254.38 feet to an iron rod stake, said iron rod stake lying in the southern line of that property presently or previously owned by Michelle L. Funk et al. as described in Deed Book 1997, Page 476, Forsyth County Registry, thence running from said stake South  $85^{\circ} 46' 20''$  East 60.92 feet to an axle, thence running South  $51^{\circ} 39' 55''$  East 107.23 feet to an iron rebar stake, thence running South  $04^{\circ} 08' 15''$  West 201.11 feet to an iron rebar stake, said stake located in the northern right-of-way line of Fleetwood Circle (State Road 1427) thence running along the northern right-of-way line of Fleetwood Circle (State Road 1427) North  $82^{\circ} 29' 35''$  West 19.23 feet to an axle, thence continuing along a chord distance and direction of North  $81^{\circ} 11' 30''$  West 5.82 chord feet at an arc to the left, said arc having an arc of 5.82 feet and a radius of 1739.17 feet to the Point and Place of BEGINNING, and containing that property known as lot 4, containing approximately 30,596 square feet and lot 5, containing 5221 square feet as shown on the map entitled "Map for Steve D. Smith" as drawn by Richard Parks Bennet, R.L.S. on January 24<sup>th</sup> 2001, said map is incorporated herein by reference as if fully set out herein.