

2005008591 00106

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

02-11-2005 12:43 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2540

PG: 3504-3505

Excise Tax

Recording Time, Books and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
 By \_\_\_\_\_

Mail after recording to Attorney Willie M. Kennedy, Register of Deeds box 143

This instrument was prepared by Attorney Willie M. Kennedy  
 Brief description for the Index 2924 Gilmer Ave, Winston-Salem, NC 27105

Block 1182, Lot 156

## FORSYTH COUNTY, NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 14 day of February, 2005 by and between

GRANTOR

Ronald Bailey, Jr.

GRANTEE

New Challenge Group Home, Inc

This 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, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in DB2501, PG0423

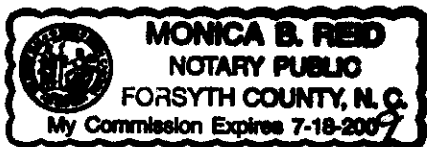
A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_. TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto 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.

 (SEAL)  
Ronald Bailey, Jr

\_\_\_\_\_. (SEAL)



STATE OF North Carolina Forsyth County.  
Notary Public of the County and State aforesaid, certify that  
Ronald Bailey, Jr. Grantor(s),  
personally appeared before me this day and acknowledged the Execution of  
the foregoing instrument. Witness my hand and official stamp of seal, this  
9th day of February, 2005.

My commission expires 7-18-2009 Monica B Reid Notary Public

STATE OF \_\_\_\_\_ County.  
Notary Public of the County and State aforesaid, certify that  
\_\_\_\_\_. Grantor(s),  
personally appeared before me this day and acknowledged the Execution of  
the foregoing instrument. Witness my hand and official stamp of seal, this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My commission expires \_\_\_\_\_ Notary Public

STATE OF \_\_\_\_\_ County.  
Notary Public of the County and State aforesaid, certify that  
\_\_\_\_\_. Grantor(s),  
personally appeared before me this day and acknowledged the Execution of  
the foregoing instrument. Witness my hand and official stamp of seal, this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My commission expires \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Monica B. Reid, P 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.

DICKIE C. WOOD, REGISTER OF DEEDS **FORSYTH** REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By  Deputy/Assistant - Register of Deeds.

**EXHIBIT A**

Property Address: 2924 Gilmer Avenue, Winston-Salem, NC 27105  
Block 1182, Lot 156

BEGINNING at an iron stake in the Western right-of-way line of Gilmer Avenue, said stake being North 03 degrees 30 minutes East 300 feet from the Northwest intersection of 29<sup>th</sup> Street and Gilmer Avenue, said stake being also at the Northeast corner of Lot No. 155 on the plate hereinafter referred to; thence with the North line of said Lot No. 155 North 86 degrees 55 minutes West 160 feet to an iron a corner of lot No. 173; thence along the East line of Lot No. 173 North 03 degrees 30 minutes East 50 feet to an iron the Southwest corner of Lot no. 157; thence along the Southern line of Lot No. 157 South 86 degrees 55 minutes East 160 feet to an iron in the Western right-of-way line of Gilmer Avenue, said iron being also the Southeast corner of Lot No. 157; thence along the Western right-of-way line of Gilmer Avenue South 03 degrees 30 minutes West 50 feet to an iron the place of Beginning, the same being Lot No. 156 as shown on the map of BON AIR Section "B", recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 25(5) and also Plat Book 8, Page 109.