

QUITCLAIM DEED

ENVELOPE
Mail after recording to Phyllis T. Warren, 4492 Tise Ave. W-S, NC 27105

Brief description for the index: Grantor: LaTinga H. North DRAFTED BY: Grantee: Phyllis T. Warren.

(Signature of Draftsman)

THIS DEED made this the 4th day of March, 2005, by and between

GRANTOR

1. LaTunga H. McGruder, married, of 2741 Godwin Ln, Pensacola Fl. 32526

GRANTEE

1. Phyllis T. Warren, married, of 4492 Tise Ave W-S NC 27105

The collective designations of Grantor and Grantee as used within this document will include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as may be required by context.

IN WITNESS WHEREOF, the said Grantors, for and in consideration of the sum of 10.00 dollars and other consideration to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim unto the Grantee and his heirs and assigns all right, title, claim, and interest of the said Grantors in and to a certain tract or parcel of land lying and being in the County of forsyth, and State of North Carolina, in Winston-Salem Township, and more particularly described as follows:

block lot 1842 028.

The property hereinabove described was acquired by the Grantor by instrument recorded in ______. A map showing the above-described property is recorded in Map Book 2430 at Page 1575.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantors or anyone claiming by, and through or under them.

Title to the property hereinabove described is subject to the following exceptions if any:

See	d-HA	CHED	CXH	151	Α
					 •

th	N TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals are day and year first above written. Seal LaTunga H. McGruder
	Spousal Rights
M re ho al	Robin Richardson of 2741 Godwin Lane, Pensacola FL 32526, spouse of LaTunga H. McGruder, in consideration of the above sum and other good and valuable consideration ecceived, do hereby waive and release to the Grantee all rights of dower, curtesy, omestead, community property, and all other right, title and interest, if any, in and to the bove property.
	Grantor Acknowledgment
	STATE OF NORTH CAROLINA, FORSTH COUNTY. LAND BY A Notary Public of the aforesaid County and State, certify that LaTunga H. McGruder, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4 day of March 1, 20 05. My Commission Expires: 10 - 23 - 0 7 Notary Public Ammon L Bostur Decougle-2005 LawDepot.com Notary Public Ammon L Bostur
INDIVIDUAL ACK	
STATE OF NO	ORTH CAROLINA, FORSYTH COUNTY CL Bustu ,a Notary Public do certify that Lopin Lich and son
	personally appeared before me this day and acknowledged the due
execution of th	OFFICIAL SEAL Notary Public - North Carolina FORSYTH COUNTY SHANNON E. BOSTICO My Commission Expires My Commission expires: My Commission expires: My Commission expires:
(My Commission Expires My Commission expires:

The foregoing certificate(s) of: is certified to be correct at the date of recordation shown on the first page thereof, Dickie C. Wood, Register of Deeds by:

- BK 2430 PG 4575

FORSYTH CO.NC 10 FEET 17.00 PRESENTED & RECORDED: 12/14/2003 09:29AM DICKIE C. MOOD REGISTER OF DEEDS BY:THOMAS GIFT DEED

- Exhibit A -

DRAFTED BY: LESLIE G. FRYE- No Title Search Excise Tax: \$_GIFT DEED Derformed	RECORDING TIME:					
	PROBATE AND FILING FEE \$	PAID				
BLOCK: LOT: PARCEL:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•				
Property Address: Mail after recording to: Mail future tax bills to: Tax Lot 28 Block 1842 Mail future tax bills to: Da741 Gadwin Lane, Pinsacola FL 32524						
NORTH CAROLINA GENERAL THIS DEED made this \$\mathcal{G}\$ day of	_ WARRANTY DEED by and between:	.				
GRANTOR	GRANTEE					
GRACIE P. RICHARDSON (widow)	LATUNGA H. MCGRUDER					
The designation Grantor and Grantee as used herein shall include all include all singular, plural, masculine, feminine or neuter as required to	parties, their heirs, successors, and assi	gns, and shall				
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 inTownship, FORSYTH County, North Carolina, more particularly described as follows:						
Being Known and Designated as Lot 28 on the Plat of C Owner, which said plat is duly recorded in the Office of the F Carolina in Plat Book 1, Page 108 reference to which is hereb	legister of Deeds of Forsyth County	, North				

a) 2004 and succeeding years' ad valorem taxes, not yet due and payable.

b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions: