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 FORSYTH CO, NC FEE \$17.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 03-28-2005 12:40 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY
BK: RE 2551
PG: 2898-2899

QUITCLAIM DEED AND FREE TRADER AGREEMENT

This document prepared by

JOHN K. MOTSINGER, SR., P.O. Box 445, Lewisville, NC 27023
 Forsyth Register of Deeds Drawer 29

Return after recording to: # *Yelene's Box 150*

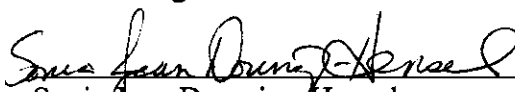
Brief description: **Lot 21, Forsyth Forest and Lots 27, 28 and 29, Davis Property, Block B.**

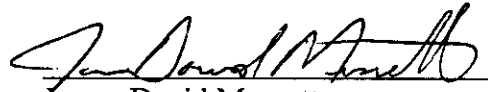
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

1. The parties to this agreement are Sonia Jean Downing-Hensel (being one and the same as Sonia J. Hensel and Sonia Jean Mussetter) and James David Mussetter.
2. The parties are husband and wife, having married each other on November 14, 1998 in Winston-Salem, Forsyth County, North Carolina. They separated on January 28, 2005. Sonia Jean Downing-Hensel currently resides at 3721 Whitehaven Road, Winston-Salem, Forsyth County, North Carolina 27106 and James David Mussetter currently resides at 2200 Allen Easley Drive, Apt. 10E, Winston-Salem, Forsyth County, North Carolina 27106-4636.
3. The parties currently own as tenants by the entireties the property at 3721 Whitehaven Road, Winston-Salem, Forsyth County, North Carolina, which is also known as **Lot 21 as shown on the map of Forsyth Forest, Map Book 21, Page 49, Forsyth County Registry** and as Tax Block 3636, Lot 021. Sonia Jean Downing-Hensel owns individually under her former married name Sonia J. Hensel a property at 113 Radford Street, Winston-Salem, Forsyth County, North Carolina, which is also known as **Lots 27, 28 and 29 as shown on the plat of the Davis Property, Plat Book 12, Page 41, Forsyth County Registry** and as Tax Block 2351, Lots 027, 028 and 029.
4. The parties desire that each be allowed to enter into future real estate transactions of any kind, free of the marital rights and interests of the other party.

5. SJames David Mussetter as Grantor release to Sonia Jean Downing-Hensel as Grantee all of the Grantor's interest in the property described, including any interest arising as a result of the parties' marital relationship, to vest title in the Grantee as a "Free Trader," to have and to hold the aforesaid tracts or parcels of land and all privileges thereunto belonging to her the said Grantee and her heirs and assigns, free and discharged from all right, title, claim, or interest of the said Grantor or anyone claiming by, through or under him.
6. Each party renounces any rights he or she may have to after-acquired property of the other by virtue of the doctrines of dower, curtesy, or otherwise arising as a result of the parties' marital status. Each party may hereafter as a "Free Trader" purchase, acquire, hold, possess, own, encumber, dispose of and convey any and all kinds of property as though unmarried and free from the consent, joinder, or interference of the other party. The parties intend that each may sell, transfer or convey good title to property without the joinder of the other; however, each agrees to sign any instrument necessary for the other to effect such a conveyance, so long as that instrument does not have the effect of creating an obligation for the party signing at the other's request.
7. Neither party currently owns any other real property.

IN WITNESS WHEREOF, the parties, for good and valuable consideration, have hereunto set their hands and seals to this agreement in duplicate originals on the day(s) set forth in the acknowledgments below.

 (Seal)
Sonia Jean Downing-Hensel

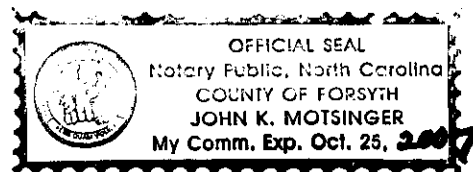
 (Seal)
James David Mussetter

ACKNOWLEDGMENTS

I, John K. Motsinger, Sr., a Notary Public for Forsyth County, North Carolina, certify that Sonia Jean Downing-Hensel personally appeared before me and acknowledged the execution of the foregoing instrument on this fourth day of February, 2005.


Notary Public

My commission expires: 10/25/2007



I, John K. Motsinger, Sr., a Notary Public for Forsyth County, North Carolina, certify that James David Mussetter personally appeared before me and acknowledged the execution of the foregoing instrument on this fourth day of February, 2005.


Notary Public

My commission expires: 10/25/2007

