

2005057599 00226

FORSYTH CO, NC FEE \$17.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED:  
08-31-2005 01:43 PM  
DICKIE C WOOD  
REGISTER OF DEEDS  
By: BETTY C CAMPBELL DPTY  
BK: RE 2596  
PG: 4133-4134

ENVELOPE

Excise Tax \_\_\_\_\_ Do NOT write above this line. Recording: Time, Book and Page

# North Carolina Quitclaim Deed

This instrument prepared by: Grantor - Eric Letson  
Brief description for the Index 4560 Ben Lane, Walkertown, NC 27051  
This Deed made this 30 day of August, 2005, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Grantor:**  
Eric P. Letson and wife Christie M. Letson

**Grantee:**  
Earlene C. Bowman

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

**Property:** City of Walkertown,  
Township of Salem Chapel, County of Forsyth, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book 2341, Page 3951-3952 Forsyth County.  
A map showing the property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County.

The legal description of the Property is:  
Beginning at an iron stake on the centerline of a 50 foot street (said street also being known as Ben Lane), said iron stake being located at the northwest corner of the Ronald L. Shrensbury tract described in Deed Book 1499, Page 1772, Forsyth County Registry, thence from said beginning point South 28 deg. 38 min. 01 sec. West 384.64 feet to an iron stake; thence North 21 deg. 19 min. 16 sec. West 165.00 feet to an iron stake; thence North 36 deg. 08 min. 38 sec. East 313.74 feet to a iron stake in the centerline of said street; thence with the centerline of said street South 40 deg. 33 min. East 91.85 feet to an iron stake at the point and place of beginning, all according to survey by Larry L. Callahan, R.L.S., entitled "Map for R. Don Cain" dated September 22, 1984 Job No. 1290-4.

Continued on Page 2

After recording mail to:  
Earlene C. Bowman  
5020 Roberson Farm Road  
Kernersville, NC 27284

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. \_\_\_\_\_  
Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By \_\_\_\_\_

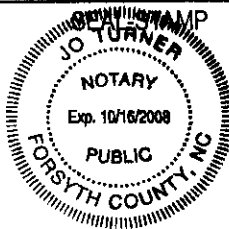
Continued from Page 1

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

	Entity	Individual	
Name:	_____	<u>Eric P. Letson</u>	(Seal)
By:	_____	<u>Christie M. Letson</u>	(Seal)
Title:	_____	_____	(Seal)
By:	_____	_____	(Seal)
Title:	_____	_____	(Seal)
By:	_____	_____	(Seal)
Title:	_____	_____	(Seal)



STATE OF North Carolina COUNTY OF Forsyth  
 I, a Notary Public of the County and State aforesaid, certify that Eric P. Letson, and Christie M. Letson  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this 31<sup>st</sup> day of August, 2005.  
 My Commission Expires: 10-16-08 [Signature] Notary Public

SEAL-STAMP

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

No Corporate Seal is required in North Carolina

ENTITY: **Corporation, Limited Liability Company, General Partnership, or Limited Partnership**  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Jo Turner

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** - REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy/Assistant - Register of Deeds  
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