

2007005742 00186



FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-31-2007 02:06 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2727

PG: 264-266

ENVELOPE

North Carolina Quitclaim Deed

This instrument was prepared by The Helping Law Firm, PLLC, 205 Regency Executive Park Drive, Suite 450, Charlotte, NC 28217

Mail after recording to HomeConnects: 200 Lakeside Drive, Suite 248, Horsham, PA 19044

Excise Tax: **\$0.00**

Tax Lot No. _____ Parcel Identifier No. 2994-006Q

Verified By: _____ County on the _____ day of _____

By _____

THIS DEED made this 27th day of December, 2006, by and between

<u>GRANTOR</u>)	<u>GRANTEE</u>
)	
Martha Verona Hamm Love, N/K/A)	Martha Verona Hamm Johnson,
Martha Verona Hamm Johnson)	a married woman
)	
)	332 Oak Summit Road
)	Winston Salem, NC 27105

The 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 remised and released and by these presents does remise, release, and forever quitclaims unto the Grantee and his heirs and assigns all right, title, claim, and interest of the said Grantor in and to a certain tract or parcel of land commonly known as **332 Oak Summit Road, Winston Salem, North Carolina**, and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Title search, title opinion, and closing were not performed by The Helping Law Firm, PLLC.

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

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.

Grantor:

Martha Verona Hamm Johnson (SEAL)
MARTHA VERONA HAMM JOHNSON

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, *Timothy R. Williams*, a ^{Asst. Reg} ~~Notary Public~~ for the County and State aforesaid, certify that **MARTHA VERONA HAMM JOHNSON** personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of January, 2007.



DICKIE C. WOOD, REGISTER OF DEEDS

[Signature]
Notary Public ASST. REG
My commission expires: NA

The foregoing Certificate(s) of _____

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.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

BEGINNING AT AN IRON STAKE IN THE SOUTHERN RIGHT OF WAY LINE OF OAK SUMMIT ROAD, 30 FEET FROM ITS CENTER, SAID BEGINNING POINT ALSO BEING THE NORTHEAST CORNER OF PROPERTY OF WALTER STOLTZ AND WIFE, RECORDED IN DEED BOOK 1713, PAGE 1851 AND RUNNING THENCE FROM SAID BEGINNING LINE SOUTH 81 DEG. 45 MIN. 35 SEC. EAST 200 FEET TO AN IRON STAKE, A NEW CORNER; THENCE SOUTH 08 DEG. 14 MIN. 25 SEC. WEST 398.53 FEET TO AN IRON STAKE, A NEW CORNER; THENCE WITH THE NEW LINE NORTH 81 DEG. 57 MIN. 03 SEC. WEST 175.75 FEET TO AN IRON STAKE; THENCE WITH THE EASTERN BOUNDARY OF WALTER STOLTZ, NORTH 04 DEG. 45 MIN. 43 SEC. EAST 399.82 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING, CONTAINING 1.721 ACRES, MORE OR LESS AS SHOWN ON A SURVEY PREPARED BY JOSEPH E. FRANKLIN, DATED SEPTEMBER 5, 1991, AND BEING A PORTION OF TAX LOT 6P, TAX MAP BLOCK 2994, TAX MAP NO. 624882, FORSYTH COUNTY.

FOR BACK TITLE SEE DEED BOOK 1726, PAGE 0466, FORSYTH COUNTY REGISTRY.

TRACT II:

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY LINE OF OAK SUMMIT ROAD, 30 FEET FROM ITS CENTER, SAID BEGINNING POINT ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY OF ROY D. LOVE AND WIFE RECORDED IN DEED BOOK 1726, PAGE 466, FORSYTH COUNTY REGISTRY AND RUNNING THENCE FROM SAID BEGINNING LINE SOUTH 08 DEG. 14 MIN. 25 SEC. WEST 398.53 FEET TO AN EXISTING IRON PIPE, THE SOUTHEAST CORNER OF THE ROY D. LOVE PROPERTY; THENCE ALONG THE SOUTHERN LINE OF THE ROY D. LOVE PROPERTY NORTH 81 DEG. 57 MIN. 03 SEC. WEST 175.75 FEET TO AN EXISTING IRON PIPE, THE SOUTHWEST CORNER OF THE ROY D. LOVE PROPERTY; THENCE ALONG A NEW LINE SOUTH 04 DEG. 45 MIN. 43 SEC. WEST 50.00 FEET TO A NEW IRON PIPE; THENCE SOUTH 81 DEG. 57 MIN. 03 SEC. EAST 22.72 FEET TO A NEW IRON PIPE, THE SOUTHEAST CORNER OF THE WITHIN DESCRIBED TRACT; THENCE NORTH 08 DEG. 14 MIN. 25 SEC. EAST 448.28 FEET TO A NEW IRON PIPE IN THE SOUTHERN RIGHT OF WAY LINE OF OAK SUMMIT ROAD, 30 FEET FROM ITS CENTER; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF OAK SUMMIT ROAD NORTH 81 DEG. 45 MIN. 35 SEC. WEST 50.00 FEET TO THE POINT AND PLACE BEGINNING, CONTAINING 0.714 OF AN ACRE, MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY JOSEPH E. FRANKLIN SURVEYING CO., R.L.S., L-865, DATED MAY 4, 1992, AND BEING A PORTION OF TAX LOT 6R, BLOCK 2994, OF FORSYTH COUNTY.

FOR BACK TITLE SEE DEED BOOK 1746, PAGE 0850, FORSYTH COUNTY REGISTRY.

BY FEE SIMPLE DEED FROM ROY DOUGHTON LOVE AS SET FORTH IN BOOK 1847, PAGE 1856 DATED 01/30/1995 AND RECORDED 01/30/1995, FORSYTH COUNTY RECORDS, STATE OF NORTH CAROLINA.