

2008041772 00127

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-13-2008 01:46 PM

KAREN GORDON

REGISTER OF DEEDS
BY: SHANNON BOSTIC-GRIFFITH
DPT

BK: RE 2849

PG: 2742-2745

ENVELOPE

Tax Lot No. _____ Parcel Identifier No. _____

Mail after recording to: _____

This instrument was prepared by Hinshaw & Jacobs, LLP, Attys.

Brief description for the Index

NORTH CAROLINA QUITCLAIM DEED

THIS INSTRUMENT made this 23 day of July, 2008 / / , by and between

GRANTOR(S)	GRANTEE(S)
<p>HARRY R. JOYCE, SR., SUCCESSOR TRUSTEE, UNDER THE RUBY J. JOYCE REVOCABLE TRUST AGREEMENT DATED 12-2-1999, owning a one-fourth (¼) undivided interest as tenant in common</p>	<p>HARRY R. JOYCE, SR., TRUSTEE, UNDER THE RUBY J. JOYCE FAMILY IRREVOCABLE TRUST DATED 12-2-1999</p> <p><u>Address for tax bills:</u> P.O. Box 888 Winston-Salem, NC 27102</p>

[illegible]

NO TAXABLE CONSIDERATION

WITNESSETH, that the Grantor, in consideration of One and XX/100 Dollar (\$1.00) to him/her/they/it paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee forever all such right, title and interest as the Grantor has in or to that parcel of land in _____ Township, Forsyth County, North Carolina, more particularly described as follows:

See attached legal descriptions.

Due to the death of Ruby J. Joyce on August 16, 2006, the property is being conveyed from the revocable trust to the beneficiary.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantees and Grantee's only proper use and behoof forever, so that neither the Grantor nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has 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.

Harry R. Joyce, Sr.
HARRY R. JOYCE, SR., SUCCESSOR TRUSTEE
RUBY J. JOYCE REVOCABLE
TRUST AGREEMENT DATED 12-2-1999

<p>LESLIE A. UNDERWOOD NOTARY PUBLIC Forsyth County North Carolina My Commission Expires October 4, 2011</p>	<p>STATE OF NORTH CAROLINA, COUNTY OF FORSYTH</p> <p>I, a Notary Public of the aforesaid State and County, certify that <u>Harry R. Joyce, Sr., Successor Trustee, under the Ruby J. Joyce Revocable Trust Agreement dated 12-2-1999</u>, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>23</u> day of <u>July</u>, 2008.</p> <p><u>Leslie A. Underwood</u> Notary Public</p> <p>My commission expires: <u>10/4/2011</u></p>
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The foregoing Certificate(s) _____ is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____
Deputy/Assistant - Register of Deeds

Exhibit A – Legal DescriptionsTract 1:

BEGINNING at an iron stake in the Southeastern intersection of Samuel and Mooney Street and running thence Easterly course with the South edge of Mooney Street 251.9 feet to an iron stake; thence in a Southerly course with the West line of Lot No. 4, 199.8 feet to an iron stake, the Northeast corner of Lot No. 1, thence in a Westerly course with the North line of Lot No. 1, 281 feet to an iron stake on the East edge of Samuel Street; thence in a Northerly course with Samuel Street 180 feet to the place of BEGINNING. Being Lots Nos. 2 and 3, Section B, on the map of West Oaks, belonging to W.L. and Russell Money, filed and recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Plat Book 3, page 78, to which reference is hereby made.

Being known and designated as Lot No. 4, Section "B," on Map of "West Oaks" belong to W.L. and Russell Money, Filed and recorded in Register of Deeds Office, Forsyth County in Plat Book 3, Page 78, to which reference is hereby made.

Commonly known as 1502 S. Stratford Road, Winston-Salem, NC and Mooney Street lot, Winston-Salem, NC.

Tract 2:

Beginning at an iron stake, the northwest intersection of Vintage Avenue and South Broad Street (formerly Bosworth Street) running thence westwardly with the north line of Vintage Avenue 70 feet to an iron stake, the southeast corner of Lot 16; thence northwardly with the east line of Lot 16, 150 feet to an iron stake in the south line of a 15 foot alley; thence eastwardly with the south line of said alley 58 feet to an iron stake in the west line of South Broad Street; thence southwardly with the west line of South Broad Street 150.5 feet to the place of beginning.

Being known and designated as the western portion of Lot 15, Block 27, on the Map of Winston-Salem Lane and Investment Company Property recorded in Plat Book 4, Page 147, Office of the Register of Deeds, Forsyth County, North Carolina. Also known as Lot 15, Block 689, Forsyth County Tax Map. Also as shown on a map on the file in the Office of the Commission of Public Works, Winston-Salem, NC.

Commonly known as 1630/1634 Broad Street, Winston-Salem, NC.

Tract 3:

Being known and designated as Lot Two (2), Block "E" as shown on a plat of the "C.F. Nissen Property" by Paul King, C.E., recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 11, to which reference is hereby made for a more definite and complete description. There is excepted from this conveyance five (5) feet from the western end of the front boundary line on Marne Street, and extending North that width along the western boundary line of this lot (lot 2) to a point in the northern boundary line of this lot (lot 2), making this conveyance a Lot with a Forth-five (45) foot front on Marne Street.

This conveyance is also made subject to whatever rights the Railroad spur tract may have as shown on said Plat.

Commonly known as 1329 Marne Street, Winston-Salem, NC.

Tract 4:

Being known and designated as Lot #10, plat of E.L. Vogler Estate, said plat being of record in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, in Plat Book 1, page 7-7A and in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 9, page 201-201A, reference to said plats being made for a more complete description.

Commonly known as 1637 Vogler Street, Winston-Salem, NC.

Tract 5:

Being Lots Numbered Thirteen (13) to Sixteen (16) both inclusive in Block "B" and being Lots Numbered Seventeen (17) to Twenty (20) both inclusive in Block "A" as shown upon a map of Westwin as surveyed and platted by Virgil W. Joyce Mapping Company, in August, 1953, which map is of record in the Office of the Register of Deeds of Forsyth County, North Carolina in Map Book 16, Page 189, and to which map reference is hereby made for a more particular description.

Commonly known as 4720/4728 Eastwin Drive, Winston-Salem, NC.

Tract 6:

Being Lots Numbered Thirteen (13) to Sixteen (16) both inclusive in Block "B" and being Lots Numbered Seventeen (17) to Twenty (20) both inclusive in Block "A" as shown upon a map of Westwin as surveyed and platted by Virgil W. Joyce Mapping Company, in August, 1953, which map is of record in the Office of the Register of Deeds of Forsyth County, North Carolina in Map Book 16, Page 189, and to which map reference is hereby made for a more particular description.

Commonly known as 4735/4741 Eastwin Drive, Winston-Salem, NC.