

2008041819 00001

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-14-2008 08:41 AM

KAREN GORDON  
REGISTER OF DEEDS  
BY SHANNON BOSTIC-GRIFFITH  
DPTY

BK: RE 2849

PG: 2945-2947

ENVELOPE

\*\*\*\*\* NO TAXABLE CONSIDERATION\*\*\*\*\*

Drafted by: Carl F Parrish attorney

\*\*\*\* NO TITLE SEARCH PERFORMED OR REQUESTED \*\*\*\*

Tax Block : Lot : Parcel Identifier No:

Property Address:

Mail after recording to: Carl F Parrish - - Parrish Smith & Ramsey LLP (BOX #116)

Mail future tax bills to: Stanley Eaton 6290 Mill Spring Lane, Belews Creek , NC 27009

BRIEF DESCRIPTION: 1.334AC BELEWS CREEK TP LT 1-E BLK 5237 TMAP

**NORTH CAROLINA QUITCLAIM DEED**

THIS DEED made this 29<sup>th</sup> day of July 2008, by and between

GRANTOR	GRANTEE
CARMEN EATON	STANLEY L. EATON 6290 Mill Spring Lane Belews Creek , NC 27009

The designated 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, in consideration of (10.00 and o.v.c.) Ten Dollars and other valuable consideration to Grantor 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 FORSYTH County, North Carolina, more particularly described as follows:

SEE ATTACHED DESCRIPTION - Exhibit "A"

This Deed is made pursuant to the Separation Agreement and Property Settlement Agreement between Grantor and Grantee. It is the intent of the parties that the transfer made hereunder be a tax-free transfer pursuant to Section 1041 of the Internal Revenue Code.

The purpose of this deed is to vest sole and separate ownership of said property in the Grantee. Hence forward said property shall be the separate property of the Grantee as defined in NCGS 50-20 (b) (2). Further, Grantor does hereby waive, release, discharge, quitclaim and renounce unto the Grantee and her heirs and assigns:

- (a) All and every right to a share in the estate of the Grantee upon said Grantee's death as provided in G.S. § 29-14, or otherwise, now and hereafter by law provided;
- (b) All and every right to elect to take a life estate in real estate upon the death of the Grantee in lieu of the share provided in G.S. § 29-14, as provided in G.S. §29-30, or otherwise, now and hereafter by law provided;
- (c) All and every right to a year's allowance upon the death of the Grantee as provided by G.S. § 30-15, or otherwise, now and hereafter by law provided;

(d) All and every right to dissent as provided by G.S. § 30-1, or otherwise, now and hereafter by law provided; and

(e) All and every right to administer upon the estate of the Grantee as provided by G.S. § 28A-4-1, or otherwise, now and hereafter by law provided.

Grantor, by and through the transfer of this property, waives any and all rights, curtsy rights and any and all equitable distribution rights pursuant to 50-20 et seq or otherwise and any and all equitable distribution rights which I may have now or may acquire in the future in reference to this real property and that this transfer of property is an outright gift to the grantee by the grantor and I further hereby stipulate and affirm the fact that this property shall be the sole and separate property of the Grantee named herein.

agreed by: Carmen Eaton  
**CARMEN EATON- GRANTOR**

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 resents 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, this day and year first above written.

Carmen Eaton (seal)  
**CARMEN EATON**

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STATE OF NORTH CAROLINA - FORSYTH County  
I, Kathryn W. Webb a Notary Public of Surry County, NC, do hereby certify that CARMEN EATON personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 29<sup>th</sup> day of July, 2008

My commission expires May 5, 2013

Kathryn W. Webb  
Notary Public

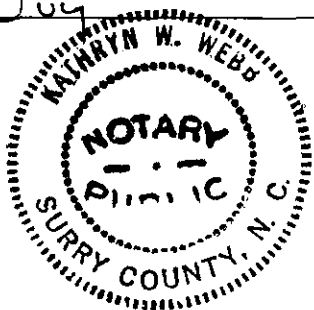


EXHIBIT "A" - DESCRIPTION

LYING AND BEING in Belews Creek Township , Forsyth County, North Carolina and BEGINNING at an old iron within the right-of-way of a soil road, Bonnie Mabe's corner, and from said beginning point running thence with Mabe's line North 06 ° 41 ' East 370.77 feet to an iron; thence South 83 ° 05 ' East 165.82 feet to an iron; thence South 06 ° 52 ' West 240.23 feet to an iron; thence South 83 ° 19 ' East 107. 25 feet to an iron; thence South 07 ° 59 ' West 11.61 feet to an old iron within the right-of-way of said road, L. W. Carter's corner; thence within the right-of-way of said road South 76 ° 50 ' West 100.0 feet to a point; thence continuing within the right-of-way of said road South 71 ° 17 ' West 196.80 feet to the Point and Place of BEGINNING, containing 1.334 acres, more or less.