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FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

02-12-2010 03:06:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2932

PG: 4146-4148

STATE OF NORTH CAROLINA )  
 )  
 COUNTY OF FORSYTH )

## QUITCLAIM DEED

Drafted by                Brent W. Stephens, Attorney  
 & return to:            Craige Brawley Liipfert & Walker LLP  
                                  110 Oakwood Drive, Suite 300  
                                  Winston-Salem, NC 27103

Box 36

Grantee Address:        Joseph Donald Adams  
                                  153 Glenwood Drive  
                                  Winston-Salem, NC 27107

THIS QUITCLAIM DEED releasing reserved special powers of appointment, made this 14 day of February, 2010, by and between NELLIE RUTH W. ADAMS, and husband, MARK ADAMS (hereinafter collectively called "Grantors") and JOSEPH DONALD ADAMS (hereinafter called "Grantee").

## WITNESSETH:

THAT the Grantors, for love and affection, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee and his heirs, successors and assigns, all right, title, claim and interest of Grantors in those certain lots or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

TAX MAP PIN:        6837-66-2077.00  
                                  6837-65-2969.00

TRACT NO. 1: BEGINNING at an iron stake in the East side of Lot No. 490 on the Map of Montview, said stake also being in the South side of the extension of Kapp Street and running thence with the South side of said Kapp Street, extended South 86° East 185 feet to a point in the West side of a proposed 40 foot Street; thence with the West side of said Street South 3° 25' West 60 feet to a point; thence North 87° 33' West 185 feet to a point in the East line of Montview Development; thence with their line North 3° 25' East 60 feet to the place of Beginning.

See Tract No. 2 as shown on the Map of the sub-division of the property of George H. Cox, recorded in Plat Book 9, Page 81, Office of the Register of Deeds of Forsyth County, North Carolina. See also Book of Deeds 2 Page 620, Will of Joseph M. Cox-Book of Wills 4 Page 42, Book of Final Settlements 3 Page 298, Book of Orders and Decrees 23 Page 429, Book of Deeds 264 Page 310, 210 Page 284, 210 Page 268, 373 Page 299, Book 383 Page 66, 460 Page 256 and 540 Page 198.

See Will of Amos O. Livengood, recorded in the Office of the Clerk of the Superior Court in Book of Wills 117, Page 2196.

TRACT NO. 2: Beginning at an iron stake on the east side of Tise Avenue, the northwest corner of Lot No. 491, running thence eastwardly, along line of said lot, 118.41 feet to a stake in the Cox line, thence northwardly, with the Cox property, 100 feet to an iron stake, the southeast corner of Lot No. 489, thence westwardly, along line of said lot, 120.17 feet to an iron stake in the east line of Tise Avenue, thence southwardly, with the east line of Tise Avenue, 100 feet to an iron stake, the point of beginning, being known and designated as Lot No. 490 on the map of the Ogburn Realty Company property known as "Montview," said map recorded in the Register of Deeds Office of Forsyth County in Book 1, page 106.

TRACT NO. 3: BEGINNING at an iron stake on the East side of Tise Avenue, the Northwest corner of Lot No. 492; running thence Eastwardly with line of said lot 116.66 feet to a stake in line of Mrs. Mary Cox Property; thence Northwardly with line of said property 100 feet to a stake, the Southeast corner of Lot No. 490; thence Westwardly with said lot 118.41 feet to a stake in the line of Tise Avenue; thence Southwardly with Tise Avenue 100 feet to a stake, the point of beginning. Being known and designated as Lot No. 491 on the Plat of the Ogburn Realty Company Property known as Montview, said Plat recorded in Register of Deeds Office of Forsyth County in Book 1, Page 106.

Also a 20 foot strip off West end of Lots 3, 4, 5, and 6, subdivision of "The Cox Site," Plat of which is duly recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 12, Page 151, reference to which is hereby had for a more particular definite description by metes and bounds.

The Grantors, Nellie Ruth W. Adams and Mark Adams, first conveyed the property to themselves terminating tenancy by the entirety, each then owning a fifty-percent undivided interest as tenants-in-common, which deed is recorded in Deed Book 2746, Page 2974, Forsyth County Registry.

Nellie Ruth W. Adams conveyed the remainder interest in her fifty-percent undivided interest to Joseph D. Adams while retaining a life estate and a special power of appointment by deed recorded in Deed Book 2747, Page 4337, Forsyth County Registry. Nellie Ruth W. Adams next conveyed her life estate in the above described property to Joseph D. Adams and retained an inter-vivos special power of appointment over that property by deed recorded in Deed Book 2764, Page 3209, Forsyth County Registry. Through these deeds Nellie Ruth W. Adams conveyed all legal title in her fifty-percent undivided interest to Joseph D. Adams, but retained special powers of appointment over the property.

Mark Adams conveyed the remainder interest in his fifty-percent undivided interest to Joseph D. Adams while retaining a life estate and a special power of appointment by deed recorded in Deed Book 2747, Page 4334, Forsyth County Registry. Mark Adams next conveyed his life estate in the above described property to Joseph D. Adams and retained an inter-vivos special power of appointment over that property by deed recorded in Deed Book 2764, Page 3206, Forsyth County Registry. Through these deeds Mark Adams conveyed all legal title in his fifty-percent undivided interest to Joseph D. Adams, but retained special powers of appointment over the property.

BY THIS QUITCLAIM DEED the Grantors, Nellie Ruth W. Adams and Mark Adams, grant, bargain, sell and convey unto the Grantee and his heirs, successors and assigns, all right, title, claim and interest of Grantors in the above-described property, and irrevocably release their special powers of appointment over the above-described property retained in the deeds recorded in Deed Book 2747, Page 4337, Deed Book 2764, Page 3209, Deed Book 2747, Page 4334, and Deed Book 2764, Page 3206, all in the Forsyth County Registry.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under Grantors.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Nellie Ruth W. Adams (SEAL)  
Nellie Ruth W. Adams

Mark Adams (SEAL)  
Mark Adams

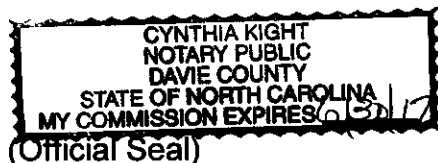
NORTH CAROLINA )

FORSYTH COUNTY )

# ACKNOWLEDGMENT

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nellie Ruth W. Adams and Mark Adams, Grantors.

Feb 10, 2010  
Date



Cynthia Kight  
Official Signature of Notary  
Cynthia Kight  
Notary's printed or typed name, Notary Public

My commission expires:

06/30/2012