



2011003451 00060

FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-26-2011 12:04:58 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY S. GRIFFITH

ASST

BK: RE 2986

PG: 3810-3812

This Instrument Prepared by:
National Deed Network
c/o James Borden, Esq.
P.O. Box 4392
Greensboro, NC 27404

ENVELOPE**QUIT CLAIM DEED****GRANTORS**

MARGARET V. SPEAS, single, retaining a Life
Estate then to DERRICK A. SPEAS
1304 Thurmond Street
Winston Salem, NC 27105

GRANTEES

MARGARET V. SPEAS, single, retaining a Life
Estate and DERRICK A. SPEAS, single,
Remainderman
1304 Thurmond Street
Winston Salem, NC 27105

SOURCE OF TITLE
DEED BK: RE 2986
PAGE: 883-893

Return To & Mail Tax Forms To:
Margaret V. Speas & Derrick A. Speas
1304 Thurmond Street
Winston Salem, NC 27105

Map & Parcel:
6826-81-3507.00

File #: PE-WF-NC-10534

Revenue Received: \$ 0.00
Revenue Tax Stamps
Purchased: \$ 0.00

Witnesseth, that said Grantors, for in consideration of the sum of (\$0.00) DOLLARS indicating NO REVENUE RECEIVED, and no other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees, forever all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Forsyth County, North Carolina, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1304 Thurmond Street, Winston Salem, NC 27105

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or in equity, to the only proper use, benefit and behalf of the said second parties forever.

All or a portion of the property herein conveyed _____ includes or _____ does not the primary residence of Grantors.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 3 day of DECEMBER, 2010.

Margaret V. Speas
MARGARET V. SPEAS

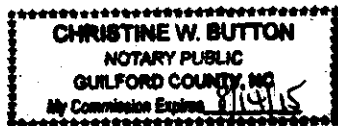
Derrick A. Speas
DERRICK A. SPEAS

STATE OF NORTH CAROLINA }

COUNTY OF FORSYTH } SS

I, CHRISTINE W. BUTTON, a Notary Public of the County of GUILFORD, State of North Carolina, do hereby certify that MARGARET V. SPEAS and DERRICK A. SPEAS, personally appeared before me this 3 day of DECEMBER, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3 day of DECEMBER, 2010.



Christine W. Button
Notary Public for North Carolina
My Commission Expires: 8/14/15

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF THURMOND STREET, SAID STAKE BEING THE SOUTHEAST CORNER OF LOT NO. 9; RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT NO. 9 218.1 FT. TO AN IRON STAKE, THE SOUTHWEST CORNER OF LOT NO. 9; RUNNING THENCE IN A SOUTHERNLY DIRECTION ALONG THE EAST LINE OF CHILDREN'S HOME PROPERTY 50 FT. TO AN IRON STAKE, THE NORTHWEST CORNER OF LOT NO. 7; RUNNING THENCE IN AN EASTERNLY DIRECTION ALONG THE NORTH LINE OF LOT NO. 7 223.3 FT. TO AN IRON STAKE, IN THE WEST LINE OF THURMOND STREET; RUNNING THENCE IN A NORTHERNLY DIRECTION ALONG THE WEST LINE OF THURMOND STREET 50 FT. TO THE PLACE OF BEGINNING. BEING ALL OF LOT NO. 8, MAP OF CLINARD CREST, WINSTON-SALEM, N.C. SURVEYED BY FRED FUNSLER, C. E., RECORDED IN PLAT BOOK 10, PAGE 92, OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, N.C.

Parcel ID: 6826-81-3507.00

Commonly known as 1304 Thurmond Street, Winston Salem, NC 27105