



2012001118 00058  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
01-10-2012 11:16:31 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPTY

BK: RE 3038  
PG: 3195-3198

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00 (no taxable consideration)

Tax Parcel Identification Nos.: 6813-16-3329.00 & 6813-16-1399.00

Mail/Box to: Box #36

This instrument was prepared by: Julian Robb, Attorney. Deed preparation only – no title opinion rendered.

       If initialed, the property includes the primary residence of at least one of the Grantors.

THIS DEED made this 6<sup>th</sup> day of January, 2012, by and between

GRANTOR	GRANTEE
PATRICIA C. FISHER and MARK B. FISHER	MARK B. FISHER
4352 Winterberry Ridge Ct. Winston-Salem, NC 27103	4352 Winterberry Ridge Ct. Winston-Salem, NC 27103

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee the Property described below:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by deed recorded in Book 3038, Page 3191, Forsyth County Registry.

The purpose of this Deed is to dissolve the existing tenancy by the entireties between Grantor and Grantee, and to vest full fee simple title in Grantee alone. This conveyance is made pursuant to N.C.G.S. 39-13.3, N.C.G.S. 52-10 and N.C.G.S. 52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title and interest of the Grantor herein. (For purposes of this provision, the "Grantor" shall mean any Grantor other than the individual Grantee spouse in whom title is to remain vested herein). This conveyance is made after fair and reasonable disclosure of the property and financial obligations, both real and personal, of each spouse to the other, as between Grantee and Grantee's spouse Grantor. For this purpose and with regard to the property and any interests and rights described herein or related thereto, by execution of this deed, the Grantor hereby waives, releases and quitclaims forever unto the Grantee (1) any and all right to share in the estate of the Grantee upon the Grantee's death as provided in N.C.G.S. 29-14, or pursuant to a Last Will and Testament or codicil thereto of the Grantee, (2) all and every right to elect to take a life estate in said real estate upon the death of the Grantee, (3) all and every right to an elective share in the estate of the Grantee pursuant to N.C.G.S. 30-3.1 et seq, (4) any and all rights arising out of any action for equitable distribution under N.C.G.S. 50-20, (5) any and all community property laws of any state, (6) any and all right to make a claim pursuant to N.C.G.S. 29-30, and (6) any and all other rights and interests in said real estate which the Grantor now has or may hereafter have or acquire arising out of or accruing to said Grantor by reason of past, current or future marital relationship with the Grantee.

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances thereto belonging to the Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

IN WITNESS WHEREOF, Grantor has duly executed the foregoing as of the day and year first above written.

Patricia C. Fisher (SEAL)  
Patricia C. Fisher

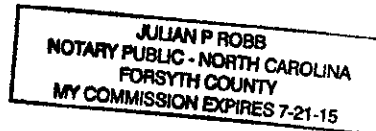
Mark B. Fisher (SEAL)  
Mark B. Fisher

State of North Carolina  
County of Forsyth

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Patricia C. Fisher, either being personally known to me or proven by satisfactory evidence (said evidence being driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 6<sup>th</sup> day of January, 2012 ~~December, 2011~~.

Julian P. Robb  
Notary Public  
Name: Julian P. Robb  
My Commission Expires: 7/21/2015



State of North Carolina  
County of Forsyth

I, Rebecca L. Smitherman, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Mark B. Fisher, either being personally known to me or proven by satisfactory evidence (said evidence being NC Drivers License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 30th day of December, 2011.

Rebecca L. Smith  
\_\_\_\_\_  
Notary Public  
Name: Rebecca L. Smitherman  
My Commission Expires: July 4, 2014

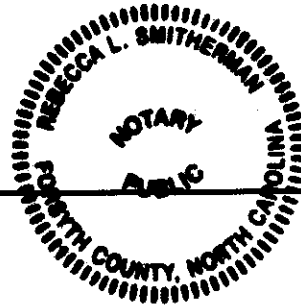


EXHIBIT "A"  
PROPERTY DESCRIPTION

## TRACT 1

Beginning at an iron stake in the northern right-of-way line of Griffith Plaza Drive, which said iron stake marks the southwestern corner of Lot 20 and the southeastern corner of Lot 22 as shown on the Map of Griffith Industrial Park, recorded in Plat Book 30 at Page 10 in the Office of the Register of Deeds of Forsyth County, N.C., from said Beginning point North  $01^{\circ} 51' 58''$  East 150.0 feet to an iron stake; thence South  $88^{\circ} 08' 02''$  East 125.0 feet to an iron stake; thence along the east line of Lot 20 and the west line of Lot 18 as shown on the above-mentioned plat map South  $01^{\circ} 51' 58''$  West 150.0 feet to an iron stake in the northern right-of-way line of Griffith Plaza Drive, which said iron stake marks the southeastern corner of Lot 20 and the southwestern corner of Lot 18 as shown on the above-mentioned plat map; thence along the northern right-of-way line of Griffith Plaza Drive North  $88^{\circ} 08' 02''$  West 125.0 feet to the point and place of Beginning, being all of Lot 20 as shown on the above-mentioned plat map, except for the northern ten feet, which was conveyed to JWR Building Company in a deed dated February 11, 1986, recorded in Book 1527 at Page 550, in the Forsyth County Registry. The herein-described lot is as shown on a survey of the property of Lorin Wood dated February 6, 1986, by Kenneth L. Foster, R.L.S.

The above-described tract being the same property as described in the deed recorded in Book 2276, Page 1301, Forsyth County Registry, and being otherwise known as Forsyth County Tax Parcel No. 6813-16-1399.00.

## TRACT 2

Beginning at an iron stake in the northern side of Griffith Plaza Drive, which said iron stake marks the southwestern corner of Lot 18 and the southeastern corner of Lot 20 as shown on the Map of Griffith Industrial Park, recorded in Plat Book 30 at page 10 in the Forsyth County Registry, thence along the west side of Lot 18 and the east side of Lot 20 North  $01^{\circ} 51' 58''$  East 150.0 feet to an iron stake; thence South  $88^{\circ} 08' 02''$  East 129.0 feet to an iron stake; thence along the eastern side of Lot 18 and the western line of Lot 16 South  $01^{\circ} 51' 58''$  West 150.0 feet to an iron stake on the northern side of Griffith Plaza Drive, the southeastern corner of Lot 18; thence along the northern side of Griffith Plaza Drive North  $88^{\circ} 08' 02''$  West 129.0 feet to the point and place of Beginning, being all of Lot 18 as shown on the aforementioned plat map, except for approximately 10 feet on the northern end of said lot retained by JWR Building Company in the deed recorded in Book 1527 at Page 553 in the Forsyth County Registry. The herein-described lot is as shown on a survey of the property of Lorin Wood dated August 11, 1986, by Kenneth L. Foster, R.L.S.

The above-described tract being the same property as described in the deed recorded in Book 2580, Page 2407, Forsyth County Registry, and being otherwise known as Forsyth County Tax Parcel No. 6813-16-3329.00.