



2012017950 00113

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-25-2012 12:05:24 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

ASST

BK: RE 3056

PG: 307-310

ENVELOPE

No Taxable ConsiderationDrafted by: **Steven D. Smith, 4951 INDIANA AVE, WINSTON-SALEM, NC 27106**

Tax Block : Lot : Parcel Identifier No:

Property Address:

Mail after recording to: Grantees Steven and Melanee Smith, 2027 Storm Canyon Rd , Winston-Salem, NC 27106

Mail future tax bills to: Grantees Steven and Melanee Smith, 2027 Storm Canyon Rd, Winston-Salem, NC 27106

BRIEF DESCRIPTION: Lts 102A, 102J, 102K, 102R, 102N, 103 and 109, Blk 4636 , Forsyth Co Tax Maps

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this _____ day of _____, 2012, by and between

GRANTORS	GRANTEES
<p>MARY ANNE M^CDOWELL f/k/a MARY ANNE SMITH AND SPOUSE, CHRIS C. M^CDOWELL 3901 Tangle Lane Winston-Salem, NC 27106</p>	<p>HAYLYN LLC a North Carolina Limited Liability Company 5140 Fleetwood Circle Winston-Salem, NC 27106</p>

The designated Grantors 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 DESCRIPTIONS - EXHIBIT "A"

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CONVEY TO GRANTEE ANY AND ALL REMAINING REAL ESTATE PROPERTY OF THOSE DESCRIBED IN EXHIBIT "A", WHICH MAY PRESENTLY BE IN GRANTORS NAME (SEE SEPARATION AGREEMENT IN DEED BOOK 2120 , PAGE 2259, AND QUITCLAIM DEED IN 2120 PAGE 2297, FORSYTH COUNTY REGISTRY.)

GRANTEES ASSUME ALL OUTSTANDING INDEBTEDNESS ON THE PROPERTY.

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 Grantors has set their hand and seal, this day and year first above written.

Mary Anne McDowell (seal)
MARY ANNE M^CDOWELL

f/k/a MARY ANNE SMITH

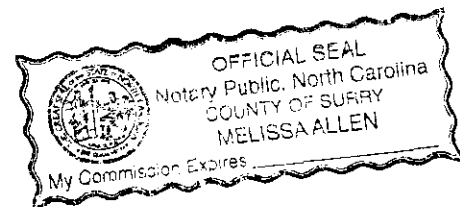
Chris C. McDowell (seal)
CHRIS C. M^CDOWELL

STATE OF NORTH CAROLINA - Forsyth County

I, Melissa Allen a Notary Public of
Surry County, NC, do hereby certify that **MARY ANNE M^CDOWELL** f/k/a
MARY ANNE SMITH AND SPOUSE, CHRIS C. M^CDOWELL personally appeared before me this day and
 acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the
20 day of April, 2012

My commission expires 9-4-2016

Melissa Allen
 Notary Public



Tract I

BEGINNING AT A POINT said Point being the northwestern corner of that property presently or previously owned by Joseph Peter Murphy and spouse, Sonnette L. Murphy (hereinafter "Murphy") as described in Deed Book 2230, page 5198, Forsyth County Registry; thence running from said Beginning Point North **83°49'04"** East **125.04** feet to a point, said point being the northeast corner of Murphy; thence running along the eastern line of that property presently or previously owned by Steven D Smith and Mary Anne Smith, As described in Deed Book 1638, page 3135, Forsyth County Registry (hereinafter "Smith") North **1°27'56"** East **164.00** feet to a point; thence running North **88°47'18"** West **121.36** feet to a point; thence running North **75°16'55"** West **25.61** feet to a point; thence running North **86°05'29"** West **111.58** feet to a point, said point lying in that western line of Smith; thence running South **00°33'36"** West **185.00** feet to a point; thence running South **85°57'40"** East **106.13** feet to a point, said point being the northeastern corner of that property presently or previously owned by Steven D Smith and wife, Mary Anne Smith, as described in Deed Book 1776, page 1646; thence running from said point South **02°17'** West **125.06** feet to a point; thence running South **07°28'21"** East **109.96** feet to a point; thence running South **06°11'42"** East **145.18** feet to a point; thence running North **82°55'29"** East **24.99** feet to a point; thence running North **06°11'42"** West **6.21** feet to a point; thence running North **69°17'13"** East **33.82** feet to a point, said point also being that southwestern corner of that property previously owned by John Andrew Porter as described in Deed Book 1725, page 1681, Forsyth County Registry (hereinafter "Porter") thence running North **69°14'26"** East **25.92** feet to a point; thence running a new direction along Porter's eastern line North **06°17'19"** West **232.25** feet to a point, said point the northeastern corner of Porter; thence running South **85°23'22"** West **25.11** feet to a point; thence running South **85°23'22"** West **34.82** feet to a point; thence running North **06°17'19"** East **36.35** feet to a point; thence continuing along that same line North **06°17'19"** East **83.91** feet to the Point and Place of Beginning and containing approximately 1.58 acres more or less as computer calculated.

Save and except that property (Tax Block **4636**, Tax Lots **102A** and **103**, Forsyth County Tax Maps.) presently or previously owned by Steven D Smith and wife, Mary Anne Smith, as described in Deed Book 1776, page 1646, Forsyth County Registry,

Informally known as Block **4636**, Tax Lots **102J**, **109**, **102K**, **102R** and **102N** Forsyth County Tax Maps; **5140 Fleetwood Circle**, Forsyth County Tax Office.

TRACT II

BEGINNING AT AN IRON , SAID IRON BEING THE Southwestern Corner of the property owned by Steven D Smith and Mary Anne Fisher as described in Deed Book 1638, page 3135, Forsyth County Registry; thence running from said beginning point South $85^{\circ} 56' 39''$ East 106.13 feet to an existing iron pipe; thence running South $02^{\circ} 15' 28''$ West 125 feet to an existing iron pipe; thence running North $83^{\circ} 08' 03''$ East 25.11 feet to an existing iron pipe; thence running South $07^{\circ} 33' 45''$ East 110 feet to a new iron pipe; thence running South $06^{\circ} 15' 26''$ East 145.14 feet to a new iron pipe said pipe lying in the old Northern right-of-way line of Fleetwood Circle, State Road 1427 also known as Brookstown Road; thence running along said old Northern right-of-way South $83^{\circ} 08' 03''$ West 25.11 feet to an existing iron pipe; thence running North $06^{\circ} 15' 26''$ West 145.14 feet to a new iron pipe; thence running North $07^{\circ} 33' 45''$ West 35 feet to a new iron pipe; thence running North $79^{\circ} 04' 04''$ West 114.70 feet to an existing iron pipe; thence running North $00^{\circ} 33' 36''$ East 185.01 feet to the point and place of BEGINNING and being that property entitled tract number 1 and tract 2 as shown on the map entitled survey for Steven D Smith and wife, Mary Anne Smith as drawn by Clinton S. Fisher, R.L.S. on February 4, 1993 said map is incorporated herein by reference as if fully set out herein.

Informally known as Maps, 5153 Fleetwood Circle, Forsyth County Tax Office; Tax Block 4636, Tax Lots 102A and 103, Forsyth County Tax Maps.