



2013006091 00247

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1.00

PRESENTED & RECORDED:
02-08-2013 04:11:37 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3105
PG: 3657-3658

NORTH CAROLINA QUITCLAIM DEED

Excise Tax \$1.00

Parcel Identifier No. 6846-06-2112.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Coltrane & Grubbs, PLLC, ROD Box #114

This instrument was prepared by: Julie R. Richardson, Coltrane & Grubbs, PLLC

Brief description for the Index: Lot 4 Vantage View Development

THIS DEED made this 9th day of February, 2013, by and between

GRANTOR

GRANTEE

CELESTINE N. MONROE (Widowed)

CELESTINE N. MONROE
—a 99% undivided interest
and
ANTHONY G. MITCHELL, JR.
—a 1% undivided interest

as Joint Tenants with Right of Survivorship

Grantor's address:
2543 Manchester Street
Winston-Salem, NC 27105

Grantees' address:
2543 Manchester Street
Winston-Salem, NC 27105

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.

After conveyance, Celestine N. Monroe will own a ninety-nine percent (99%) interest as Joint Tenant with Right of Survivorship and Anthony G. Mitchell, Jr. will own a one percent (1%) interest as Joint Tenant with Right of Survivorship.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake on the East side of Manchester Street and running in line with same 47.7 feet North to a stake; thence running east in line with the southern border of Lot No. 5, 149.5 feet to a stake; thence running West in line with the North Boundary of Lot No. 3, 149.5 feet to the stake of BEGINNING. Known and designated as Lot No. 4 of the Vantage View Development. Plat of said property is recorded in Plat Book 6, page 130, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Total acreage: The total acreage of property being transferred to Grantees is 0.16 Acres, more or less.

Parcel Identification Number: 6846-06-2112.00

Property address: 2543 Manchester Street, Winston-Salem, North Carolina 27105

Title History: Celestine N. Monroe and husband, James Monroe, acquired this property as Tenant by the Entirety via gift deed recorded on April 26, 1993 in Book 1778, Page 359, Forsyth County Registry. James Monroe died on May 25, 1994.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land 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, the Grantor has duly executed the foregoing as of the day and year first above written:

Celestine N. Monroe
By Antoinette Sawyer, Attorney in Fact (SEAL)
CELESTINE N. MONROE
By Antoinette Sawyer, Attorney-in-Fact

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that this document was subscribed before me by ANTOINETTE SAWYER, who appeared before me this day and acknowledged that she is the attorney-in-fact for CELESTINE N. MONROE, as shown on a valid Power of Attorney, dated February 9, 1998, and recorded on February 8, 2013 in Book 3105, Page 3653 in the Forsyth County Registry.

This the 8th day of February, 2013.

LESIE E. SEGER
Notary Public, North Carolina
Forsyth County
My Commission Expires
April 29, 2017

Leslie E. Seger
LESIE E. SEGER, Notary Public
My Commission Expires: April 29, 2017.