


2014026207 00157

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
07-23-2014 04:51:35 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: GAIL K. PARHAM
DPTY
BK: RE 3188
PG: 3380-3382
*****NO TITLE SEARCH REQUESTED OR PERFORMED*****

(This Property Is Not the Primary Residence of the Grantor)

Revenue Stamps: NTC

 Instrument prepared by: BUNCH & ASSOCIATES, PLLC 3411 Healy Drive, Ste. C Winston Salem, NC 27103
 Mail after recording to Grantee at address below: 6277 Reidsville Road – Kernersville, NC 27284

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 10th day of July, 2014, by and between,

GRANTOR JOSEPH D. PERRY and wife, TERESA A. PERRY	GRANTEE JOSEPH D. PERRY and wife, TERESA A. PERRY (joint tenants by the entirety)
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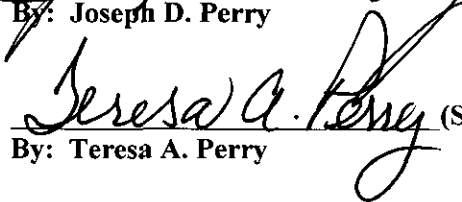
WITNESSETH, that the Grantor, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey all of their **right title and interest** of every kind and nature to the Grantees in fee simple, all those certain lots, tracts, or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to easements, rights of way and restrictions of record, if any, ad valorem taxes.

Grantor makes no warranty express or implied concerning the title to the above referenced property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

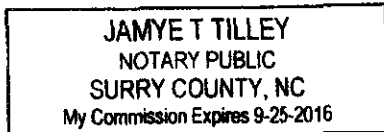

By: Joseph D. Perry (SEAL)

By: Teresa A. Perry (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that Joseph D. Perry and wife, Teresa A. Perry, personally appeared before me this day and acknowledging to me that they voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of July, 2014.

(Official Seal)



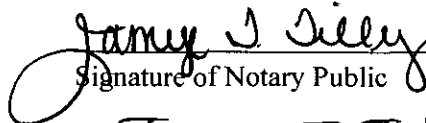

Signature of Notary Public
Jamye T. Tilley
Printed Name of Notary Public
My Commission expires: 9-25-16

EXHIBIT "A"

BEGINNING at a new iron pin, the Southwest corner of the lot herein conveyed, said point being located South 58° 37' 57" East 25.63 feet from an existing stone, thence South 58° 37' 12" East 1,803.52 feet from an existing concrete monument with a bolt, thence North 12° 53' 41" East 31.63 feet to a new iron pin, the point of BEGINNING, thence leaving the point of BEGINNING North 12° 53' 41" East 280.00 feet to a new iron pin, thence South 77° 06' 19" East 175.0 feet to a new iron pin, thence South 12° 53' 41" West 220.0 feet to a new iron pin, thence North 77° 06' 19" West 125.00 feet to a new iron pin, thence South 12° 53' 41" West 76.71 feet to a new iron pin, thence North 58° 37' 12" West 52.72 feet to a new iron pin, the point of BEGINNING, containing 0.962 acres, more or less, according to a survey by Larry L. Callahan Surveying Company, Inc., dated April 24, 1992.

TOGETHER WITH a 30 foot right-of-way, said right-of-way being on the North side of the following described line: BEGINNING at a new iron pin, said iron being located South 58° 37' 12" East 1,803.52 feet from an existing concrete monument with a bolt, thence leaving the point of BEGINNING South 58° 37' 12" East 277.00 feet to an existing solid flat bar; thence South 61° 41' 39" East 97.60 feet to a point, thence South 67° 24' 50" East 160.75 feet to a point in the right-of-way line of U.S. Highway #158.

TOGETHER WITH a perpetual easement for use as a septic tank and drain field for the benefit of the lot herein conveyed. The easement shall cover an area 100 feet by 34 feet beginning in the Northwest corner of the lot herein conveyed, South 12° 53' 41" West 100 feet to a point, thence North 77° 06' 19" West 34 feet to a point, thence North 12° 53' 41" East 100 feet to a point, thence South 77° 06' 19" East 34 feet to a point.

Tax Block 5240, Lot 017H

Property Address: 6277 Reidsville Road
Kernersville, NC 27284