



**2014031582 00092**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 08-29-2014 11:02:19 AM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3194**  
**PG: 2618-2621**

**ENVELOPE**

*Commonwealth, 100 Park Manor, Pittsburgh PA*  
 \* ~~Mail after recording to: Grantees: 3752 Signet Drive, Winston Salem, NC 27101~~

This Instrument prepared by: Thomas L. Esper, Esq., 10654 Rippling Stream Dr. NW, Concord, NC 28027

Brief Description for the Index: LOT NUMBER 135, AS SHOWN ON THE PLAT ENTITLED SILVER CHALICE, SECTION 2

Parcel ID #: 6856-05-6568.00

Excise Tax: \$0.00

**NORTH CAROLINA QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** made this 21<sup>st</sup> day of August, in the year 2014, by and between:

GRANTOR(S)	GRANTEE(S)
<b>JOHN A. SELLERS, AKA JOHN A. SELLERS, SR., AND WIFE, JOAN E. SELLERS</b>	<b>JOHN A. SELLERS, SR., AND JOAN E. SELLERS, HUSBAND AND WIFE</b>
	3752 Signet Drive, Winston Salem, NC 27101

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 content.

**WITNESSETH**, that the grantors, for no consideration, have granted, bargained, remised and released and by these presents do grant, bargain, remise and forever quitclaim into the Grantees and their heirs and assigns all right, title, claim, and interest of the said grantors in and to a

certain tract or parcel of land lying and being in the County of Forsyth, and State of North Carolina, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.**

**Commonly Known As:** 3752 Signet Drive, Winston Salem, NC 27101

Grantor(s) acquired the property hereinabove described by deed dated June 2, 1997 and recorded on June 27, 1997 in Deed Book 166 at Page 1723 of official records.

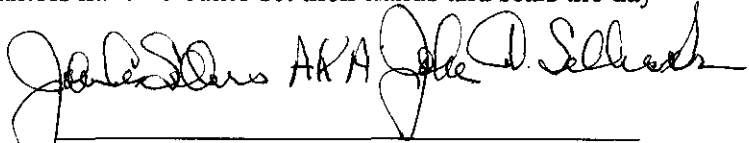
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges thereunto to the said grantees and their heirs and assigns, free and discharged from all right, title, claim, or interest of the said grantors or anyone claiming by, and through or under them.

Title to the property hereinabove described is subject to the following exceptions:

**Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.**

This property  is/or  is not the principal residence of the Grantor(s).

**IN TESTIMONY WHEREOF**, said grantors have hereunto set their hands and seals the day and year first above written.

  
\_\_\_\_\_  
JOHN A. SELLERS, AKA  
JOHN A. SELLERS, SR

  
\_\_\_\_\_  
JOAN E. SELLERS

STATE OF North Carolina

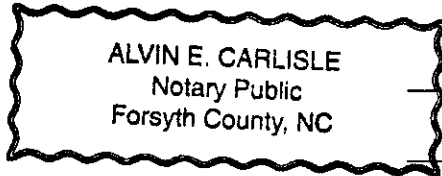
COUNTY OF Forsyth

I, Alvin E. Carlisle a Notary Public of said State and County aforesaid, do hereby certify that grantors, JOHN A. SELLERS, AKA JOHN A. SELLERS, SR., AND JOAN E. SELLERS, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by

current state or federal identification with the grantor(s) photograph in the form of a Driver License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 21<sup>st</sup> day of August, in the year 2014.

(seal or stamp)



Alvin E. Carlisle

Notary Public Official Signature

Alvin E. Carlisle

Notary Printed or Typed Name

My Commission Expires: 3-14-2014

## Exhibit A

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN MIDDLEFORK TWO TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 135, AS SHOWN ON THE PLAT ENTITLED SILVER CHALICE, SECTION 2, AS RECORDED IN PLAT BOOK 35, PAGE 142, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PREMISES THAT WAS CONVEYED UNTO JOHN A. SELLERS AND WIFE, JOAN E. SELLERS BY WARRANTY DEED FROM MICHAEL R. MCNULTY, DATED JUNE 2ND, 1997, AND RECORDED JUNE 27TH, 1997 AT DEED BOOK 166 PAGE 1723 IN THE RECORDS OF THE FORSYTH COUNTY RECORDER'S OFFICE, STATE OF NORTH CAROLINA.

Parcel ID(s): 6856-05-6568.00

*\*Return to:*

COMMONWEALTH USA SETTLEMENTS  
100 PARK MANOR DR. 2ND FLOOR  
PITTSBURGH, PA 15205