



2015040313 00113
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
10-21-2015 02:03:09 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3256
PG: 101-103

Excise Tax \$0.00

NORTH CAROLINA QUITCLAIM DEED

Parcel Identifier No. 6824-39-2054.00

Mail after recording to: Grantee *Original to: Robert Graham*

This instrument was prepared by: Dylan W. Greenwood, Attorney. Deed preparation only – no title opinion rendered.

THIS DEED made as of the 12 day of October, 2015, by and between:

GRANTOR	GRANTEE
DIANE MICHELLE BENOIST (Legally Separated)	ROBERT B. GRAHAM (Legally Separated) 1143 Melrose Street 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 the Grantor, for valuable consideration to her 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, Winston-Salem Township, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

TO HAVE AND TO HOLD said Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PROPERTY HEREINABOVE DESCRIBED.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed in its name and its seal to be hereunto affixed, effective as of the 12 day of October, 2015.

GRANTOR:

By: *Diane Michelle Benoist*
DIANE MICHELLE BENOIST



STATE OF NORTH CAROLINA - Wake County

I, John Stanton, a Notary Public of Wake County, NC do hereby certify that Diane Michelle Benoist personally came before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 12 day of October, 2015.

My commission expires 6/29, 2020. *J. Stanton* Notary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being that certain parcel of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake on the east side of Melrose Street, said stake being 53 feet north of the northeast intersection of Sherwood Drive and Melrose Street, running thence North $1^{\circ} 20'$ East 59.77 feet to a stake; thence South $88^{\circ} 42'$ East 173.34 feet to a stake; thence South $3^{\circ} 40'$ West 59.83 feet to a stake; thence North $88^{\circ} 42'$ West 170.9 feet to a stake in Melrose Street, the place of Beginning, being known and designated as part of Block M as shown on the map of the J. B. Nading property recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, page 82; also shown as Lot 109E, Block 1682, as shown on the City-County Tax Map. Being part of the property conveyed to Thomas A. Saunders and wife, Sallie L. Saunders by B. B. King and wife, Nellie B. King by deed recorded in Book 612, page 389 and being the same property conveyed to Williamson Kinney, Jr. and wife, Imogene Williamson Kinney by Thomas A. Saunders and wife, Sallie L. Saunders by deed recorded in Deed Book 62, page 39 in the Office of the Register of Deeds of Forsyth County, North Carolina.