

2016008365 00065

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
03/09/2016 01:03:18 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3275
PG: 417 - 419

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Box 12

This instrument was prepared by: Graydon H. Ellis, III, The Ellis Firm, PLLC

Brief description for the Index: _____

[NO TITLE EXAMINATION REQUESTED OF DRAFTING ATTORNEY; NO TITLE EXAMINATION PERFORMED BY DRAFTING ATTORNEY. LEGAL DESCRIPTION PROVIDED TO DRAFTING ATTORNEY BY GRANTOR AND GRANTEE.]

THIS DEED made this 9th day of March, 2016, by and between

GRANTOR
MICHAEL A. SAINE

GRANTEE
SAINE PROPERTIES, LLC
PROPERTY ADDRESS: 2112 S. MAIN
STREET, WINSTON-SALEM, NC 27127

MAILING ADDRESS:

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and assigns, all right, title, claim and interest of the Grantor in and to that certain lot or parcel of land situated in the City of WINSTON-SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2234 page 1321.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging unto the Grantee, his heirs and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Michael A. Saine (SEAL)
Print/Type Name: MICHAEL A. SAINÉ

By: _____
Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: MICHAEL A. SAINÉ

Date: 3-9-14

Jennifer Harris
Official Signature of Notary

Jennifer Harris
Notary's printed or typed name, Notary Public

(Official Seal)

My commission expires: 7-14-18

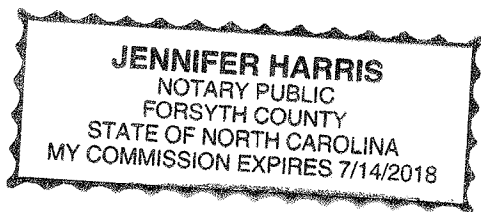


EXHIBIT "A"

BEGINNING at an iron stake at the southeast corner of Michael D. Carter as described in Book 1842, Page 487, Forsyth County Registry, said iron also being located in the western right-of-way line of South Main Street, and running thence along the western right-of-way line of South Main Street, South $04^{\circ} 39'$ East 63.04 feet to an iron stake at the northeast corner of John A. Sullivan (Book 1604, Page 334); thence with Sullivan's north line, South $85^{\circ} 15' 20''$ West 196.22 feet to an iron in the right-of-way line of Rawson Street; thence along said right-of-way line North $18^{\circ} 52' 20''$ West 65.31 feet to an iron; thence North $84^{\circ} 47'$ East 9.78 feet to an iron at the southwest corner of Rev. V.M. Swaim (Plat Book 9, Page 196); thence with the south line of Swaim and Michael D. Carter, North $85^{\circ} 21' 40''$ East 202.48 feet to an iron in the western right-of-way line of South Main Street, the point and place of BEGINNING, all according to a survey by Michael E. Gizinski, R.L.S., dated November 30, 1995.