

2016010599 00206

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
03/28/2016 01:58:50 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3277
PG: 3134 - 3138

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

PREPARED BY: Matheson Law Firm, PA
RETURN TO: 9013 Perimeter Woods Dr. Ste I
Charlotte NC 28216

EXCISE TAX: \$0.00

PARCEL ID# 6817-36-0242.00

606587

NORTH CAROLINA

QUITCLAIM DEED

FORSYTH COUNTY

This deed made this 1 day of ^{February} ~~January~~ 2016 by and between

**Marion Wooten Peebles, III, aka Marion Peebles, III, divorced and
Nancy Hill Peebles, divorced**

Address: 3239 Valley Road, Winston-Salem, NC 27106

hereinafter referred to as "Grantor" and

Marion Peebles, III, unmarried

Address: 3239 Valley Road, Winston-Salem, NC 27106

hereinafter referred to as "Grantee."

The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter as required by the context.

The property does constitute the principal residence of the Grantor.
This instrument prepared by Douglas P Matheson, a licensed NC attorney. Delinquent taxes, if any, to be paid to the county tax collector by the closing attorney/settlement agent upon disbursement of closing proceeds.

submitted electronically by "Matheson Law Firm, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A

Property Address: 3239 Valley Road, Winston-Salem, NC 27106.

NOTE: This conveyance is made pursuant to G.S. § 39-13-3(c) for the purposes of severing the existing tenancy by the entirety and conveying the real property described above in fee simple to the Grantee named herein. It is further intended and agreed that this conveyance is made pursuant to the provisions of G.S. §§ 52-10 and 29-30(a)(2) to extinguish any claims by Grantor of any marital interest in the real property described herein, which shall henceforth be the sole and separate real property of Grantee, and to extinguish any present or future claims of the Grantor for Equitable Distribution of this real property un G.S. § 50-20, et seq.

The property was acquired by the Grantor herein in Deed Book 1582, Page 1475 of the Forsyth County Registry.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Nancy Hill Peebles (SEAL)
Nancy Hill Peebles

State of North Carolina

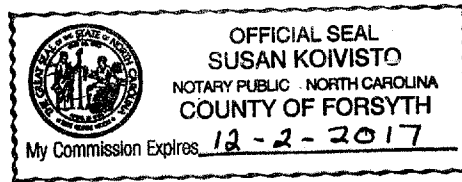
County of Forsyth

I, Susan Koivisto, a Notary Public for said County and State, do hereby certify that Nancy Hill Peebles personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of February, ~~January~~, 2016.

Susan Koivisto
Notary Public

My Commission Expires: 12-2-2017



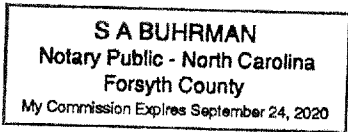
Acknowledgement

State of North Carolina
Forsyth County

I, S.A. Buhrman, a Notary Public for said County and State, do hereby certify that Marion Peebles, III and _____ personally appeared before me this day

And acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of February, 2016.



(Official Seal)

Notary Public S.A. Buhrman

My commission expires 9/24, 2020.

EXHIBIT "A"

THE FOLLOWING LAND LYING IN WINSTON, FORSYTH COUNTY, STATE OF NORTH CAROLINA AND BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE NORTHERN RIGHT OF WAY LINE OF VALLEY VIEW ROAD (FORMERLY OLD U. S. HIGHWAY 421), SAID POINT BEING LOCATED AT THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO HERVEY D. MARTIN AND HUSBAND STEVE A. MARTIN AS RECORDED IN BOOK 1291, PAGE 1228, FORSYTH COUNTY REGISTRY, (AS ALSO DESCRIBED IN BOOK 1305, PAGE 168) AND RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 1 DEGREES 25 MINUTES 00 SECONDS EAST 80.3 FEET TO A POINT; THENCE NORTH 00 DEGREES 30 MINUTES WEST 599 FEET TO A POINT MARKED BY AN IRON AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO MINRO CORPORATION AS DESCRIBED IN BOOK 1191, PAGE 1740, FORSYTH COUNTY REGISTRY; THENCE WITH THE SOUTHERN LINE OF MINRO CORPORATION, SOUTH 50 DEGREES 22 MINUTES EAST 390.3 FEET TO A POINT AT THE SOUTHEAST CORNER OF MINRO CORPORATION AS DESCRIBED ABOVE; THENCE SOUTH 5 DEGREES 15 MINUTES EAST 417.2 FEET TO AN IRON LOCATED IN THE NORTHERN RIGHT OF WAY LINE OF VALLEY VIEW ROAD; THENCE RUNNING WITH THE NORTHERN RIGHT OF WAY LINE OF VALLEY VIEW ROAD, ON A SLIGHT CURVE TO THE LEFT, A CHORD COURSE AND DISTANCE OF SOUTH 88 DEGREES 17 MINUTES WEST 123.4 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT OF WAY, SOUTH 86 DEGREES 18 MINUTES WEST 223.5 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 4.05 ACRES, MORE OR LESS. THE HEREINABOVE DESCRIBED PROPERTY IS ALL OF THAT PROPERTY CONVEYED TO ROBERT W. NEWSOM AND HATTIE A. NEWSOM BY ALLIE GOOCH REID AND D. S. REID IN DEED BOOK 387, PAGE 269, SAVE AND EXCEPT THAT PROPERTY CONVEYED TO C. A. SLATE AND J.O. SLATE BY ROBERT W. NEWSOM AND HATTIE A. NEWSOM AS RECORDED IN BOOK 817, PAGE 97 FORSYTH COUNTY REGISTRY.

P.I.D#: 6817-36-0242.00