



2016023775 00167
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 06-21-2016 03:02:32 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3292
PG: 4133-4135

Box 9

Do not write above this line

DRAFTED BY: R. Brandt Deal - No Title Search or Performed No taxable consideration	Tax Block 1353 Lot 101B	Parcel ID: 6826-82-5279.00
Mail after recording to: 2990 Bethesda Place, Ste 605C Winston-Salem, NC 27103	Mail future tax bills to: 1400 Harrison Avenue Winston-Salem, NC 27105	

FORSYTH COUNTY, NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 1st day of June, 20 16 by and between

GRANTOR	GRANTEE
Todd A. Rafferty and wife, Debra Lynn Rafferty 1500 Becky Hill Road Lexington, NC 27295	James Leron Richmond 1400 Harrison Avenue Winston-Salem, NC 27105

The designation Grantors 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 Grantors, in consideration of (\$10.00 and OVC) Ten Dollars and Other Valuable Consideration, 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 Grantors has in or to that parcel of land in Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERTO AND MADE A PART HEREOF.

All or a portion of the property herein conveyed does not include the Primary residence of the Grantors.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantee and Grantee's only proper use and behoof forever; so that neither the Grantors nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents be excluded and forever barred.

IN WITNESS WHEREOF the Grantors have set their hand and seal, the day and year first above written.

Todd A. Rafferty (SEAL)
Todd A. Rafferty

Debra Lynn Rafferty (SEAL)
Debra Lynn Rafferty

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I Brenda L. Holcomb a Notary Public of Davidson County, North Carolina, certify that Todd A. Rafferty, personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Driver License

Date: 6/16/16
(Notary Seal/Stamp)

Brenda L. Holcomb
NOTARY PUBLIC
Davidson County, NC
My Commission Expires March 29, 2021
My commission expires: 3/29/21

Brenda L. Holcomb
Notary Public
Print Name: Brenda L. Holcomb

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I Brenda L. Holcomb a Notary Public of Davidson County, North Carolina, certify that Debra Lynn Rafferty, personally appeared before me this day, and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Driver License

Date: 6/15/16
(Notary Seal/Stamp)

My commission expires: 3/29/21

Brenda L. Holcomb
NOTARY PUBLIC
Davidson County, NC
My Commission Expires March 29, 2021

Brenda L. Holcomb
Notary Public
Print Name: Brenda L. Holcomb

EXHIBIT "A"

BEGINNING at an iron at the intersection of the northern right-of-way line of Fourteenth Street and the eastern right-of-way line of a 10-foot alley, said iron also being the southwest corner of Lot 2 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Pages 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said **beginning point** along the eastern right-of-way line of said 10-foot alley North 00 degrees 39 minutes 31 seconds East 70.00 feet to an iron; thence South 71 degrees 16 minutes 09 seconds East 63.05 feet to an iron in the north line of the aforementioned Lot 2; thence along the north line of said Lot 2 South 89 degrees 16 minutes 25 seconds East 64.88 feet to an iron in the western right-of-way line of Harrison Avenue; thence along the western right-of-way line of Harrison Avenue South 00 degrees 39 minutes 56 seconds West 50.10 feet to an iron at the northwest intersection of the right-of-way line of Harrison Avenue and Fourteenth Street; thence along the northern right-of-way line of Fourteenth Street North 89 degrees 27 minutes 39 seconds West 124.84 feet to the point and place of **BEGINNING** and being all of Lot 2 and a triangular portion carved from the southwestern corner of Lot 4 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Pages 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated July 14, 2004, and being the identical property described in deed recorded in Book 2330 at Page 4208, Forsyth County Registry.

SAVE AND EXCEPT that certain tract or parcel of land deeded to Fredrick Norman Hunt by deed recorded in Book 2559 at Page 1988, Forsyth County Registry, being more specifically described as follows:

BEGINNING at an iron stake, the southeast corner of Lot No. 2 as shown on the above referenced map; thence proceeding North 59 degrees 27 minutes 39 seconds West 65 feet to an iron stake; thence North 00 degrees 32 minutes 21 seconds East 50 feet to an iron stake; thence South 89 degrees 27 minutes 33 seconds East 65 feet to an iron stake; then South 00 degrees 32 minutes 21 seconds West 50 feet to the point of **BEGINNING**, according to survey prepared for Jacqueline Hanes and Denise Hanes by United LTD dated May 20, 1987, to which reference is made for a more particular description, and being the identical property as described in deed recorded in Book 2184 at Page 2142, Forsyth County Registry.

PROPERTY ADDRESS: 1209 W. 14th Street, Winston-Salem, NC 27105
BLOCK: 1353 **LOT:** 101B