



2017007750 00208

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-28-2017 04:20:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPT

BK: RE 3334
PG: 2662-2665

NORTH CAROLINA QUITCLAIM DEED

Excise tax: \$0.0

Parcel identifier #: 6807-65-6078.000

Brief description for index: Lot 95-F, Block 3471

Verified by _____ County on the _____ day of _____, 20 ____ By: _____

After recording, return document to:

Robert B. Washburn
9701 N. Smalley Ave.
Kansas City, MO 64157

ENVELOPE

Document prepared by:

Douglas Morelly
6 Meeting Place
Greenville, SC 29615

THIS QUITCLAIM DEED, executed on this 21st day of February, 2017, by the grantor,

Douglas Morelly
6 Meeting Place
Greenville, SC 29615

to the grantee,

Robert B. Washburn and Diana S. Washburn, a married couple, as tenants by the entirety
9701 N. Smalley Ave.
Kansas City, MO 64157

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 and by these presents does remise, release, and forever quitclaim unto the grantee in fee simple, all that certain lot or parcel of land situated in the municipality of Winston-Salem, in Forsyth County, North Carolina – legally described as:

SEE ATTACHED EXHIBIT "A"

Property address: Rosebriar Lane, Winston-Salem, North Carolina

The property herein conveyed does or does not include the primary residence of the grantor. The above described property was acquired by grantor by instrument recorded in Book 1130, Page 910, Forsyth County registry.

A map showing the above described property is recorded in Map Number 606874, Forsyth County registry.

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

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Douglas Morelly
Signature Douglas Morelly
Capacity: Grantor

Signature
Capacity: _____

Signature
Capacity: _____

Signature
Capacity: _____

Signature
Capacity: _____

Signature
Capacity: _____

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

On this 21 day of FEB, 2017, before me, a notary public, personally appeared

known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged, as his voluntary act and deed, the due execution of the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.

Marie Puccio
Notary Public



Print name: **MARIE PUCCIO**
My commission expires: **Notary Public, State of South Carolina
My Commission Expires Feb. 11, 2026**

EXHIBIT "A"

BEGINNING at an iron stake in the former C.C. Ausband line, now A.J. Rapp's Southeast corner running thence South 9deg. 55 min. 237.7 feet; thence South 1 deg. 49 min. East 156.6 feet to an iron stake in the road, formerly C.C. Ausband's line; thence North 86 deg. 40 min. West 400 feet to an iron stake; thence a new line North 5 deg. 30 min. East for 400.4 feet to an iron stake, now A.J. Rapp's southwest corner; thence South 85 deg. 30 min. East 398 feet to the BEGINNING.

Containing 3.52 acres more or less. Being a part of the old B.R. Kiser tract of land willed to Maude Kiser Blakely by her father, B.R. Kiser. See deed from Bynum W. Fulcher, Jr. and his wife, Lois Spease Fulcher to L.H. Roane and his wife, Elzie D. Roane, recorded in the Forsyth County Registry at Book 618, page 483, also known as Lot 95F, block 3471, Forsyth County Tax Map.

Save and except the property sold to John B. Terrase and wife, Dianne C. Terrase as recorded in Book 1140, page 331, and Book 1143, page 111, Forsyth County Registry; to Robert McMonagle and wife, Sandra Q. McMonagle as recorded in Book 1147, page 281, Forsyth County Registry; to Robert B. Wilson, Jr. and wife, Patty A. Wilson as recorded in Book 1147, page 661, Forsyth County Registry; and to Robert L. Charles and wife, Louella Frances Charles as recorded in Book 1143, page 469, Forsyth County Registry.

Save and except a 30-foot right of way in Rosebriar Lane.

The Grantor herein conveys its interest in the above described property. This tract was surveyed on February 13, 1980, by Joseph E. Franklin, Surveyor, from which plat the following description is taken: "BEGINNING at an iron stake in the north property line of Lot 33, Forsyth Forest, said iron stake being South 87 deg. 02 min. East 20.82 feet from the northwest corner of the said Lot 33, North 05 deg. 27 min. 26 sec. East 400.93 feet to an iron stake, the southwest corner of A.J. Rapp's lot, thence South 85 deg. 13 min. East 159.17 feet along the line with A.J. Rapp to a stake to the northwest corner of J.B. Terrase, thence South 09 deg. 47 min. West 99.35 feet along a line with J.B. Terrase to an iron stake,

thence South 07 deg. 32 min. West 99.65 feet along a line with R. C. Monagle to an iron stake, thence South 02 deg. 49 min. 34 sec. West 99.07 feet along a line with R. B. Wilson to an iron stake, thence South 0 deg. 39 min. East 98.59 feet along a line with R.L. Charles to an iron stake, the southwestern corner of the R.L. Charles lot, thence North 87 deg. 02 min. West 163.22 feet along a line with M.D. Parker and B.R. Wilkerson to the point of BEGINNING, containing 1.41 acres, more or less."

Due to inconsistencies in the plat of the survey by Joe E. Franklin and the description less the exceptions setout, the grantor does not warrant that the description taken from the said plat is exactly the same as the general description less exceptions as first described herein. The grantor does not give warranties of title to any land not included in the general description less exceptions setout at the beginning of this deed.