

2017035382 00120

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
09/05/2017 01:23:21 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3366

PG: 1611 - 1614

QUIT CLAIM DEED

This Instrument Prepared by:

c/o Shauna M. Curphey, Esq.
Curphey & Badger PA
25400 US Hwy 19 North, Ste 236
Clearwater, Florida 33763

Tax ID/PIN: 6869432593000

Excise Stamps: \$ **ATC**

92305

Order # L-~~87668~~

Mail after recording to:

Henry Charles Jones and Donna J. Jones
6221 Judge Clement Road
Walkertown, NC 27051

THIS QUITCLAIM DEED made this the 29th day of August, in the year 2017, by and between:

GRANTOR

HENRY CHARLES JONES and DONNA J. JONES
f/k/a DONNA J. MARTIN, husband and wife, who
both acquired title as single
6221 Judge Clement Road
Walkertown, NC 27051

GRANTEE

HENRY CHARLES JONES and
DONNA J. JONES, husband and wife, as joint
tenants with rights of survivorship
6221 Judge Clement Road
Walkertown, NC 27051

This instrument prepared by: Shauna M. Curphey, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as may be required by context.

WITNESSETH, that Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Submitted electronically by "Lenders Title Solutions"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Parcel ID: 6869432593000

Commonly known as: 6221 Judge Clement Road, Walkertown, NC 27051

Grantors acquired the property hereinabove described by instrument recorded in Volume 3169 at Page 525.

A map showing the above-described property is recorded in Map/Cabinet 74C at Page 751

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

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

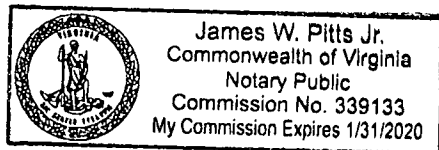
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officers, on the day and year first written above.

° Henry Charles Jones
HENRY CHARLES JONES

° Donna J. Jones f/k/a Donna J. Martin
DONNA J. JONES f/k/a
DONNA J. MARTIN

Tazewell, COUNTY, ~~NORTH CAROLINA~~ VA

I certify that, on the day and year first above written, the following person(s) personally appeared before me, each acknowledging to me that he or she signed the foregoing document: HENRY CHARLES JONES and DONNA J. JONES f/k/a DONNA J. MARTIN.



James W. Pitts Jr.
Notary Public Official Signature
James W. Pitts Jr.
Notary Printed or Typed Name
My commission expires: 1/31/2020

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Forsyth, STATE OF NC, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF WALKERTOWN, COUNTY OF FORSYTH, STATE OF NORTH CAROLINA.

BEGINNING AT AN IRON ON THE WESTERN RIGHT OF WAY LINE OF JUDGE CLEMENT ROAD, SOUTHERN CORNER OF THE JAMES H FAIR PROPERTY (SEE WILL BOOK 74E, PAGE 751); SAID BEGINNING POINT BEING FURTHER KNOWN AND DESIGNATED AS A POINT ALONG SAID RIGHT OF WAY LINE NORTH 22 DEG. 24 MIN. 32 SEC. WEST 99.88 FEET FROM AN IRON MARKING THE NORTHEASTERN CORNER OF THE BOBBY L PERRY PROPERTY (SEC DEED BOOK 1907, PAGE 1525, FORSYTH COUNTY REGISTRY); FROM SAID BEGINNING POINT THENCE CONTINUING WITH THE WESTERN LINE OF SAID JUDGE CLEMENT ROAD SOUTH 22 DEG. 24 MIN. 32 SEC. EAST 99.88 FEET TO THE AFOREMENTIONED IRON, NORTHEASTERN CORNER OF SAID PERRY PROPERTY; THENCE CONTINUING WITH THE NORTHERN LINE OF SAID PERRY PROPERTY SOUTH 79 DEG. 2 MIN. WEST 343.80 FEET TO AN IRON IN THE EASTERN LINE OF FORD CONSUMER FINANCE COMPANY, INC. PROPERTY (SEE DEED BOOK 1888, PAGE 2418, FORSYTH COUNTY REGISTRY); THENCE CONTINUING WITH THE EASTERN LINE OF SAID FORD PROPERTY NORTH 0 DEG. 29 MIN. 26 SEC. WEST 100.10 FEET TO AN IRON, SOUTHWESTERN CORNER OF SAID FAIR PROPERTY; THENCE CONTINUING WITH THE SOUTH LINE OF SAID FAIR PROPERTY NORTH 79 DEG. 8 MIN. EAST 305.78 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.732 ACRES, MORE OR LESS, ACCORDING TO THE A SURVEY PREPARED BY LARRY LERUE CALLAHAN", RLS L-2499, DATED APRIL 16, 1998.

"TOGETHER AS AN IMPROVEMENT TO THE LAND, THAT CERTAIN MANUFACTURED HOME / MOBILE HOME THAT IS PERMANENTLY AFFIXED TO THE ABOVE DESCRIBED PROPERTY" 1999 TITAN 48'L X 27'W SERIAL/ VIN# 49992522734AB

Also known as 6221 Judge Clement Road, Walkertown, NC 27051
Parcel ID# 6869432593000