



2017038154 00070
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-25-2017 10:46:41 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3369
PG: 2371-2378

Quitclaim Deed

RECORDING REQUESTED BY Kristine Valerie Thomas and Lynn Brian Thomas

AND WHEN RECORDED MAIL TO:
Lynn Brian Thomas, Grantee(s)
4200 ALONZO DRIVE
WINSTON-SALEM, NC 27104

Consideration: \$ 145,000
Property Transfer Tax: \$ NO CONSIDERATION
Assessor's Parcel No.: 6805-95-3891

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Kristine Thomas
Signature of Preparer
Kristine V. Thomas
Printed Name of Preparer

20 September 2017
Date of Preparation

THIS QUITCLAIM DEED, executed on 20 September 2017 in the County of Cumberland, State of North Carolina

by Grantor(s), Kristine Valerie Thomas
whose post office address is 14600 TRACY RD, MANCHESTER, NC 27580
to Grantee(s), Lynn Brian Thomas,
whose post office address is 4200 ALONZO DRIVE WINSTON-SALEM, NC,

WITNESSETH, that the said Grantor(s), _____,
for good consideration and for the sum of _____
(\$ _____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

ENVELOPE

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Forsythe, State of North Carolina and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Kristine Thomas
Signature of Grantor
Kristine V. Thomas
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of North Carolina

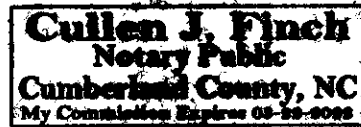
County of Cumberland

On 20 September 2017, before me, Cullen J Finch, a notary public in and for said state, personally appeared, Kristine V Thomas

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary



Affiant Known _____ Produced ID ✓

Type of ID Michigan

(Seal)

EX A

Property Summary

Tax Year: 2017

REID	6805953891000	PIN	6805-95-3891	Property Owner	Thomas, Lynn B
Location Address	4200 Alonzo DR	Property Description	LO005 BL3969	Owner's Mailing Address	4200 Alonzo Dr Winston Salem NC 27104

Administrative Data		Transfer Information		Property Value	
Old Map #	606854	Deed Date	8/26/2009	Total Appraised Land Value	\$32,000
Market Area	610856	Deed Book	002909	Total Appraised Building Value	\$111,600
Township	WINSTON-SALEM	Deed Page	03290	Total Appraised Misc Improvements Value	
Planning Jurisdiction	COUNTY WIDE	Revenue Stamps	\$290	Total Cost Value	\$143,600
City	WINSTON-SALEM	Package Sale Date	8/26/2009	Total Appraised Value - Valued By Cost	\$143,600
Fire District		Package Sale Price	\$145,000	Other Exemptions	
Spec District		Land Sale Date		Exemption Desc	
Land Class	1.01-SFD Dwelling	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	1	Total Deferred Value	
Acreage	0.49	Total Units	0	Total Taxable Value	\$143,600
Permit Date		Total Living Area	1,540		
Permit #					

EX A

EX A

Building Summary

Card 1 4200 Alonzo DR

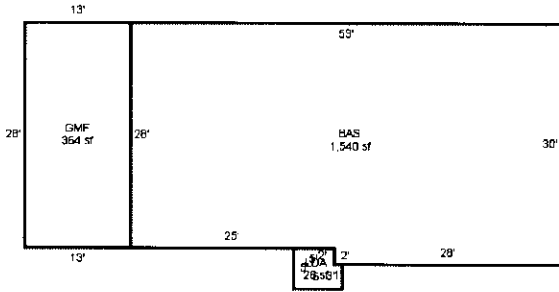
Building Details		Building Description		Building Total & Improvement Details		
Bldg Type	RESIDENTIAL	Year Built	1963	Effective Year	1984	
Units	0	Additions	6	Remodeled	0	
Living Area (SQFT)	1540	Interior Adj	ADD FIREPLACE AVERAGE (1.00) EXTRA STACK LEVEL AVERAGE (1.00) FIREPLACE AVERAGE (2.00)			
Number of Stories	1.00		Other Features	Garage Doors Electric 250.00 Alarm 1000.00		
Style	RANCH					
Foundation	MASONRY					
Frame	MASONRY					
Exterior	BRICK					
Const Type						
Heating	Electric Bb/Cig					
Air Cond	CENTRAL					
Baths (Full)	3					
Baths (Half)	1					
Extra Fixtures	0					
Total Plumbing Fixtures	11					
Bedrooms	3					
Floor	CARPET					
Roof Cover	Asphalt Shingle					
Roof Type	GABLE					
Main Body (SQFT)	1540					
		Grade	C 100%			
		Percent Complete	100			
		Total Adjusted Replacement Cost New	\$198,086			
		Physical Depreciation (%)	AVER 44%			
		Depreciated Value	\$111,628			
		Economic Depreciation (%)	0			
		Functional Depreciation (%)	0			
		Total Depreciated Value	\$111,628			
		Market Area Factor	1			
		Building Value	\$111,600			
		Misc Improvements Value				
		Total Improvement Value	\$111,600			
		Assessed Land Value				
		Assessed Total Value				

Addition Summary			
Story	Type	Code	Area
	GAR/MAS/FLOOR/FIN	GAR/	364
	LANDING AVERAGE	LAND	28
	GAR/MAS/FLOOR/UNFIN	GAR/	528
	BASEMENT-UNFIN-CF	BASE	1392
	BASEMENT-FIN-AVG-R	BASE	460
	LANDING AVERAGE-R	LAND	1

Building Sketch	Photograph

EX A

EXA



3969 005 01 12/13/2006

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Eff Year	Phys Depr (%)	Econ Depr (%)	Funct Depr (%)	Migr Adj	Value
No Data									
Total Misc Improvements Value Assessed:									

Land Summary

Land Class: 1.01-SFD Dwelling		Deeded Acres: 0.49		Calculated Acres: 0.49		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
RS9		RES-LOT	1.00 BY THE UNIT PRICE	32000		\$32,000
Total Land Value Assessed: \$32,000						

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	Thomas, Lynn B	DEED	100	290	\$145,000	002909	03290	8/26/2009
1 Back	Inman, Deborah G/ Hall, Sandra E	DEED	50	220	\$110,000	001901	01126	5/16/1996

Notes Summary

Building Card	Date	Line	Notes
No Data			

EXA

Exhibit "A"

TO Whom It may Concern:

Please Review the attached
Quitclaim Deed for processing
Before Filling out the money order.
There is a pre stamped envelope.

Thank you, Kristine Thomas

Krthomas33@gmail.com

(cell) 734 985-3147