



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

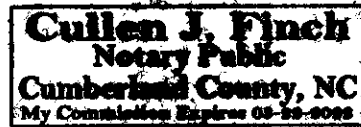
County of Cumberland

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	
Old Map #	606854
Market Area	610856
Township	WINSTON-SALEM
Planning Jurisdiction	COUNTY WIDE
City	WINSTON-SALEM
Fire District	
Spec District	
Land Class	1.01-SFD Dwelling
History REID 1	
History REID 2	
Acreage	0.49
Permit Date	
Permit #	

Transfer Information	
Deed Date	8/26/2009
Deed Book	002909
Deed Page	03290
Revenue Stamps	\$290
Package Sale Date	8/26/2009
Package Sale Price	\$145,000
Land Sale Date	
Land Sale Price	
Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,540

Property Value	
Total Appraised Land Value	\$32,000
Total Appraised Building Value	\$111,600
Total Appraised Misc Improvements Value	
Total Cost Value	\$143,600
Total Appraised Value - Valued By Cost	\$143,600
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$143,600

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



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