

2017043172 00164

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/27/2017 02:25:33 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3375
PG: 1417 - 1419

NORTH CAROLINA QUITCLAIM DEED

SUBMITTED ELECTRONICALLY BY A. L. COLLINS, PLLC IN COMPLIANCE WITH NORTH CAROLINA STATUTES GOVERNING RECORDABLE DOCUMENTS AND THE TERMS OF THE SUBMITTER AGREEMENT WITH THE FORSYTH COUNTY REGISTER OF DEEDS

Excise Tax: \$ 0.00

Recording Time, Book and Page

Block and Lot: 5240021L Tax Map No. 684898 Parcel Identifier No. 6889-88-3814.00

Mail all future tax bills to: GRANTEE

Mail after recording to: A. L. Collins 430 W Mountain St Kernersville NC 27284

This instrument was prepared by: A. L. Collins 430 W Mountain St Kernersville NC 27284

NO TITLE SEARCH HAS BEEN PREFORMED OR REQUESTED

THIS DEED made this 27 day of October, 2017 by and between

GRANTOR

RUTH BRILES MARTIN, Legally Separated

Mailing Address: 6498 Springdale Place, Belews Creek, NC 27009

GRANTEE

JAMES HARDING MARTIN, Legally Separated

Mailing Address: 3574 Piney Grove Road, Kernersville, NC 27284

Subject Property: 3574 Piney Grove Road, Kernersville, NC 27284

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.

The purpose of this deed is for the Grantor to convey all martial interest, if any, in the subject property unto the Grantee and for this to become the sole and separate property of the Grantee.

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 grant, bargain, sell and convey unto the

Grantee in fee simple, all that certain lot or parcel of land situated in Belews Creek, Forsyth County, North Carolina, and more particularly described as follows:

Beginning at a steel stake lying in the eastern margin of the right of way of Piney Grove Road, the southwest corner of the property deeded unto Donald H. Pegram in deed book 236 Page 213 of the Forsyth County Registry; thence the eastern margin of the right of way of Piney Grove Road, North 11 degrees 14 minutes West 210 feet to a steel stake, the northwest corner of Donald H. Pegram (DB 236 PG 213); thence continuing with the eastern margin of the right of way of Piney Grove Road, North 07 degrees 56 minutes West 176.80 feet to a stake; thence continuing with the eastern margin of the right of way of Piney Grove Road, North 06 degrees 02 minutes West, 221.88 feet to an iron, the north west corner of Lot 4 of the Alvin W. Pegram estate; thence crossing the right of way of Piney Grove Road North 60 degree 28 minutes East more or less, 58.15 feet more or less to a iron in the western margin of the right of way of Piney Grove Road; thence from said iron South 24 degrees 26 minutes East 249.22 feet to an old iron; thence South 08 degrees 48 minutes East 700 feet to a steel stake; thence South 05 degrees 37 minutes West 281.10 feet to a steel stake lying in the Western margin of the right of way of Piney Grove Road; thence crossing Piney Grove Road South 41 degrees 14 minutes West 73.22 fee to a steel stake, the point and place of beginning being all that portion of the property shown of the map of the Alvin W. Pegram Estate by Kenneth Vaughn dated 6-7-65 which lies on the western side of Piney Grove Road which was deed unto Donald W. Pegram in Deed Book 236 at Page 213, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3020 at Page 1621. The above described property IS NOT the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

 (SEAL)
RUTH BRILES MARTIN, Grantor

NORTH CAROLINA Forsyth COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **RUTH BRILES MARTIN**, Grantor. Witness my hand and official stamp or seal, this the 27 day of October 2017.

My Commission Expires: 9/20/2021

Whitney E. Hunter
Notary Public
Print Notary Name: Whitney E. Hunter

WHITNEY E. HUNTER
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 20, 2021