



2019048146 00238
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-27-2019 04:05:58 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3495
PG: 3421-3425

Excise Tax NTC

NORTH CAROLINA QUITCLAIM DEED

This Instrument Prepared By: Elizabeth M. O'Neal, Atty. At Law *Box 1*
"No Title Search" "No Closing"

Brief description for the Index: _____
This Deed made this 22nd day of November, 2019, by and between Grantor and Grantee:
Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

GRANTOR: MAG PROPERTIES OF THE CAROLINAS, LLC

GRANTEE: PETRA'S ESCAPE, LLC

Property Addresses: 1233 Bretton St.; 3009 Corry Circle; 2021 Bertha St.; 1636 Rockford St.; 1347 Wentworth Road; 2020 Bertha St.; 1537 E Sedgefield Dr.; 721 Aureole St.; 2713 Ivy Ave.; 2058 Urban St.; 2623 Ludwig St.; 4716 Baux Mountain Rd.; 1419 Marne St.; 5214 S. Main St.; 4025 Oak Ridge Dr.; 1405 Belleauwood St.; 727 Ontario St.; 2918 Troy Dr.

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

PROPERTY: City of _____, Township of _____, County of Forsyth, North Carolina. This property was acquired by Grantor by an instrument recorded in Book 3151, Page 1882, Forsyth County. A map showing the property is recorded in Plat Book _____, Page _____, Forsyth County.

The legal descriptions of the Properties are:

SEE ATTACHED "ATTACHMENT A" INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

(Continued On Page 2)

After recording mail to:
PETRAS'S ESCAPE, LLC.
7125 Marshall Rd.
Lewisville, NC 27023

Tax Lot No. _____
Parcel Identifier No. _____
Verified By _____ County,
on the _____ day of _____, 20____
By _____

To Have And To Hold the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

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

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

MAG PROPERTIES OF THE CAROLINAS, LLC.

[Signature] (Seal) _____ (Seal)
By: Angela Godfrey, Member Manager

STATE OF NORTH CAROLINA COUNTY OF STOKES

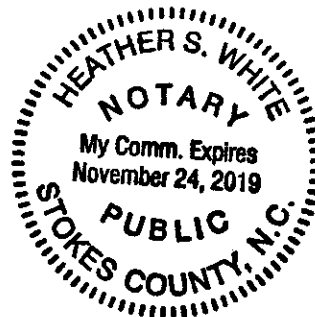
I, Heather S. White, a Notary Public of the County and State aforesaid, certify Angela Godfrey, personally came before me this day and acknowledged that he or she is Member-Manager of MAG PROPERTIES OF THE CAROLINAS, LLC., A North Carolina Limited Liability Company and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and official stamp or seal, this 22 day of November, 2019.

My Commission Expires:
11-24-2019

Heather S. White
Notary Public

(Notary Seal)



ATTACHMENT A

GRANTOR: MAG PROPERTIES OF THE CAROLINAS, LLC

GRANTEE: PETRA'S ESCAPE, LLC.

ATTACHMENT TO QUITCLAIM DEED DATED NOVEMBER 22, 2019

TRACT 1 Property address: 1233 Bretton Street; PIN 6844-16-7603

BEING KNOWN AND DESIGNATED AS LOT(S) 8 AND THE EASTERN 1/2 OF LOT 9, AS SHOWN ON THE MAP OF LONGVIEW DEVELOPMENT, SECTION I, WHICH MAP IS RECORDED IN PLAT BOOK 2, PAGE 87, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 2 Property address: 3009 Corry Circle; PIN 6854-17-5460

BEING KNOWN AND DESIGNATED AS LOT NO. 21, AS SHOWN ON THE MAP OF BROADBAY HEIGHTS, RECORDED IN PLAT BOOK 25, PAGE 123, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 3 Property address: 2021 Bertha Street; PIN 6844-06-0970

LYING AND BEING IN FORSYTH COUNTY, NC, WINSTON TOWNSHIP, AND BEING KNOWN AND DESIGNATED AND DESCRIBED AS LOT NO. 106 ON THE MAP OF "ALLENDALE", BELONGING TO THE LATE C.F. HISSEN'S ESTATE, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY IN PLAT BOOK 2, PAGE 28, REFERENCE TO WHICH IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF THE SAME. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 2021 BERTHA STREET, WINSTON-SALEM, NORTH CAROLINA.

TRACT 4 Property address: 1636 Rockford Street; 6844-38-1039

LYING AND BEING IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING KNOWN AND DESIGNATED AS LOT 17, BLOCK N, AS SHOWN ON THE MAP OF MORNINGSIDE MANOR, SECTION 4, AS RECORDED IN PLAT BOOK 19, AT PAGE 14, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TRACT 5 Property address: 1347 Wentworth Road; PIN 6837-98-4804

BEING KNOWN AND DESIGNATED AS LOTS 20 AND 21 OF THE SUBDIVISION OF R.M. COX AND W.A. MARTIN PROPERTY, AS SHOWN ON THE MAP RECORDED IN PLAT BOOK 11, PAGE 37, IN THE FORSYTH COUNTY, NC REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 6 Property address: 2020 Bertha Street; PIN 6834-96-8970

BEING KNOWN AND DESIGNATED AS LOT 73, AS SHOWN ON THE PLAT OF THAT PORTION OF C.F. NISSEN ESTATE KNOWN AS ALLENDALE, AS RECORDED IN PLAT BOOK 2, PAGE 28, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 7 Property address: 1537 E Sedgefield Drive; PIN 6845-21-3429

BEING KNOWN AND DESIGNATED AS LOT NO. 129, AS SHOWN ON THE REVISED PLAT OF MORNINGSIDE MANOR, SECTION 8, AREA A, RECORDED IN PLAT BOOK 24 AT PAGE 80 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

TRACT 8 Property address: 721 Aureole Street; PIN 6834-84-1202

BEING KNOWN AND DESIGNATED AS LOT 20, IN BLOCK 14, AS SHOWN ON THE PLAT OF "WACHOVIA DEVELOPMENT COMPANY" RECORDED IN PLAT BOOK 8, PAGE 81 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TOGETHER WITH IMPROVEMENTS LOCATED THEREON.

TRACT 9 Property address: 2713 Ivy Ave; PIN 6836-46-0268

BEING KNOWN AND DESIGNATED AS LOT NO. 7, BLOCK 18, AS SHOWN ON THE MAP OF BON AIR, AS RECORDED IN PLAT BOOK 3, PAGE 25, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 10 Property address: 2058 Urban Street; PIN 6834-86-8705

BEING KNOWN AND DESIGNATED AS LOTS 46 AND 47 AS SHOWN ON THE MAP OF A.E. HOLTON HOME PLACE, RECORDED IN PLAT BOOK 2, PAGE 9A. IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 11 Property address: 2623 Ludwig Street; PIN 6844-14-2057

BEING KNOWN AND DESIGNATED AS LOT 113 AS SHOWN ON THE PLAT OF CARLTON BLUFF AS RECORDED IN PLAT BOOK 8, PAGE 89(2), IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 12 Property address: 4716 Baux Mountain Road; PIN 6838-91-2641

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF BAUX MOUNTAIN ROAD, G.D. HEMRIC AND BROWN'S CORNER (NOW OR FORMERLY), AND RUNNING SOUTH 81 DEGREES 5 MINUTES WEST WITH BROWN'S LINE 230 FEET TO AN IRON STAKE; THENCE RUNNING NORTH 11 DEGREES 26 MINUTES WEST 80 FEET TO AN IRON STAKE; THENCE RUNNING NORTH 81 DEGREES 5 MINUTES EAST 230 FEET TO AN IRON STAKE IN THE WEST SIDE OF BAUX MOUNTAIN ROAD, THENCE RUNNING WITH THE WEST SIDE OF BAUX MOUNTAIN ROAD SOUTH 11 DEGREES 26 MINUTES EAST 80 FEET TO THE PLACE OF BEGINNING. THIS BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 594, PAGE 169 FORSYTH COUNTY REGISTRY AND ALSO BEING KNOWN AS LOT 61 OF BLOCK 3003 ON THE FORSYTH COUNTY TAX MAPS.

TRACT 13 Property address: 1419 Marne Street; PIN 6844-27-5350

BEGINNING AT AN IRON STAKE IN THE NORTH MARGIN OF MARNE STREET AND THE SOUTHWEST CORNER OF LOT 4 AS SHOWN ON THE MAP OF PART OF C.F. NISSEN ESTATE, RECORDED IN PLAT BOOK 3, PAGE 11, AND FROM SAID IRON NORTH 01° 40' 37" EAST 165.63 FEET TO AN IRON IN THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 84° 36' 33" WEST 50 FEET TO AN IRON IN THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 01° 49' 12" WEST 144.38 FEET TO AN IRON LOCATED IN THE NORTH MARGIN OF THE WINSTON-SALEM SOUTHBOUND RAILWAY COMPANY'S RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY SOUTH 56° 19' 40" EAST 46.28 FEET TO A NAIL IN THE NORTH MARGIN OF MARNE STREET; THENCE WITH SAID STREET SOUTH 88° 30' EAST 11 FEET TO THE POINT AND PLACE OF BEGINNING, SAME BEING KNOWN AS LOT 3, BLOCK "F" OF THE PLAT OF PART OF C.F. NISSEN ESTATE, RECORDED IN PLAT BOOK 3, PAGE 11, FORSYTH COUNTY, REGISTRY.

TRACT 14 Property address: 5214 S. Main Street; PIN 6832-62-1030

BEING KNOWN AND DESIGNATED AS LOT NOS. 9 & 10, AS SHOWN ON THE MAP OF BROADBAY HILLS, AS RECORDED IN PLAT BOOK 16, PAGE 211, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 15 Property address: 4025 Oak Ridge Drive; PIN 6847-64-0427

BEING KNOWN AND DESIGNATED AS LOT 18, BLOCK J, AS SHOWN ON THE MAP OF TURNKEY, III, REVISED, RECORDED IN PLAT BOOK 24, PAGE 179, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 16 Property address: 1405 Belleauwood Street; PIN 6844-28-5108

BEING LOTS 305 AND 306 AS SHOWN ON THE MAP OF LONG VIEW DEVELOPMENT NO. 2 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 1, PAGE 39-A, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION

TRACT 17 Property address: 727 Ontario Street; PIN 6837-64-0118

BEGINNING AT AN IRON STAKE LOCATED IN THE NORTHERN RIGHT OF WAY LINE OF ONTARIO STREET (FORMERLY GRIFFITH STREET), SAID IRON STAKE BEING LOCATED IN THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON THE MAP OF MONTVIEW AS RECORDED IN PLAT BOOK 6, PAGE 185, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, SAID STAKE ALSO BEING THE SOUTHEAST CORNER OF BETTY BRATON (DEED BOOK 1758, PAGE 2972, FORSYTH COUNTY REGISTRY); THENCE FROM SAID BEGINNING POINT NORTH 02U 40' 50" EAST 149.81 FEET TO AN IRON STAKE; THENCE SOUTH 86U 58' 41" EAST 60.35 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 02U 48' 02" WEST 149.44 FEET TO AN EXISTING IRON PIPE IN THE NORTHERN RIGHT OF WAY LINE OF ONTARIO STREET; THENCE WITH SAID RIGHT OF WAY LINE NORTH 87U 20' WEST 60.04 FEET TO AN IRON PIPE, THE POINT AND PLACE OF BEGINNING. BEING ALL OF LOT 2 AND A PORTION OF LOT 3, AS SHOWN ON THE MAP OF MONTVIEW, RECORDED IN PLAT BOOK 6, PAGE 185, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. ALL ACCORDING TO AN UNRECORDED PLAT OF SURVEY BY JOSEPH E. FRANKLIN, RLS, DATED MARCH 3, 1994, AND BEING IN ALL RESPECTS THE PROPERTY CONVEYED TO THOMAS J. HILTON IN DEED BOOK 1747, PAGE 417, FORSYTH COUNTY REGISTRY.

TRACT 18: Property address: 2918 Troy Drive; PIN 6854-17-0126

BEING KNOWN AND DESIGNATED AS LOT NO.8, AS SHOWN ON THE MAP OF F. M. WHITE PROPERTY, SAID MAP RECORDED IN PLAT BOOK 21, PAGE 68, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.