



2019049164 00125
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-06-2019 01:09:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3496
PG: 4094-4097

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: 2921 Broadbay Drive; 1351 Sedgefield Drive; 921 Aureole Street; 6069 Baux Mountain Road; 4151 Alspaugh Circle; 717 East Devonshire Street; 3041 Corry Circle; 1925 Francis Street; 5000 Old Rural Hall Road; 3549 Prospect Drive

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 _____, Page _____, 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: Tax Lot No. _____
PETRAS'S ESCAPE, LLC. Parcel Identifier No. _____
7125 Marshall Rd. Verified By _____ County,
Lewisville, NC 27023 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.

Angela Godfrey (Seal)
By Angela Godfrey, Member Manager

_____ (Seal)

STATE OF NORTH CAROLINA

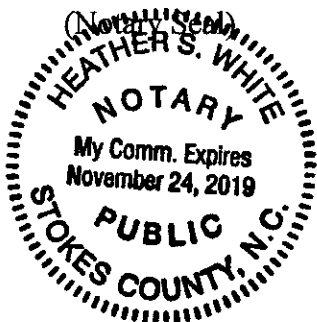
COUNTY OF STOKES

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



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: 2921 Broadbay Drive, Winston-Salem, NC 27107; PIN 6854-16-1976.00

BEING KNOWN AND DESIGNATED as Lot No 1 as shown on the Map of F. M. White Property Subdivision, as recorded in Plat Book 21 at Page 68 in Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT 2 Property address: 1351 Sedgefield Drive, Winston-Salem, NC 27107; PIN 6845-20-3155

BEING KNOWN AND DESIGNATED AS LOT NO. 190, AS SHOWN ON THE "REVISION OF MORNINGSIDE MANOR, SECTION 7-AREA B" as recorded in Plat Book 24 at Page 8 and rerecorded in Plat Book 8 at Page 21 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

TRACT 3 Property address: 921 Aureole Street, Winston-Salem, NC 27107; PIN 6834-93-7921.00

BEGINNING at an iron stake in the Northern right-of-way line of Aurelo (Aureole) St., said iron stake being 375 ft. East of the Northeast intersection of Burgundy St. and Aurelo (Aureole) St.; and running thence North 3° 25' East 153 ft. to an iron stake in the Southern right-of-way line of an alley; thence South 77° East 75 ft. to an iron stake in the Southern line of said alley; thence South 3° 25' West 153 ft. to an iron stake in the Northern right-of-way line of Aurelo (Aureole) St.; thence along the Northern right of way line to Aurelo (Aureole) St. North 77° West 75 ft. to the point and place of **BEGINNING**. This is, in all respects, the same property as described in Book 2506, Page 1080, Forsyth County Registry.

TRACT 4 Property address: 6069 Baux Mountain Road, Winston-Salem, NC 27105; PIN 6849-12-1990

BEGINNING KNOWN AND DESIGNATED as Lot No 25 as shown on the Plat of LAUREL SPRINGS, SECTION NO. ONE as recorded in Plat Book 23 at Page 33 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 5 Property address: 4151 Alspaugh Circle, Winston-Salem, NC 27105; PIN 6927-05-8380

BEING KNOWN AND DESIGNATED as Lot 144 as shown on the plat of Northhills Valley, Section Two as recorded in Plat Book 25, Page 30, 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 6 Property address: 717 East Devonshire Street, Winston-Salem, NC 27105; PIN 6834-85-3730

ALL THAT CERTAIN LAND OR PARCEL OF LAND in Forsyth County, North Carolina, and more particularly described as follows: **BEGINNING** at a stake 200 feet East of Dacian Street on the North side of Devonshire Street and running East 50 feet; thence North 150 feet to an alley; thence West 50 feet to a stake; thence South 150 feet to Devonshire Street and the place of **BEGINNING**; **BEING KNOWN AND DESIGNATED AS LOT 19, BLOCK "4"** as shown on the map of Wachovia Development Company as recorded in Plat Book 8, Page 81, 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: 3041 Corry Circle, Winston-Salem, NC 27107; PIN 6854-27-1283

BEING KNOWN AND DESIGNATED as Lot No. 13, 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.

Together with improvements located thereon; said property being located at 3041 Corry Circle, Winston-Salem, NC 27107 North Carolina.

TRACT 8 Property address: 1925 Francis Street, Winston-Salem, NC 27107; PIN 6834-97-7430

BEGINNING KNOWN AND DESIGNATED as Lot No 54 on the plat of Allendale as recorded in plat book 2, page, 28 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT 9 Property address: 5000 Old Rural Hall Road, Winston-Salem, NC 27105; PIN 6837-79-0561

BEING KNOWN AND DESIGNATED as Lot 2 as shown on the plat entitled "Recombination survey prepared for Chuck Ferguson and Scott C. Ferguson" as recorded in Plat Book 64, Page 154, 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: 3549 Prospect Drive, Winston-Salem, NC 27105; PIN 6846-29-5625

BEGINNING KNOWN AND DESIGNATED as Lots 14 and 15 as shown on the map of WHITFIELD ACRES SECTION NO. 2 as recorded in Plat Book 12 at Page 62 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.