

**2020009043 00098**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
03/04/2020 11:47:59 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3511  
PG: 1943 - 1952**

**QUIT-CLAIM DEED**

Excise Tax: NTC

Mail to: MAG Properties of the Carolinas, LLC, 651 Akron Drive, Winston-Salem, NC 27105

NO TITLE EXAM AND NO CLOSING  
PERFORMED BY DRAFTSMAN

This instrument was prepared by: Adam L. Hall, Esq. at the request of the Grantor

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made and entered into this 4<sup>th</sup> day of March, 2020, by and between Petra's Escape, LLC of Forsyth County, North Carolina, hereinafter called Grantor, and MAG Properties of the Carolinas, LLC of Forsyth County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 651 Akron Drive, Winston-Salem, NC 27105;

**WITNESSETH:**

That said Grantor, for valuable consideration, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in \_\_\_\_\_ Township, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A incorporated herein by reference for a more particular description.

The purpose of this quitclaim deed is for the Grantor to reconvey any and all interest in the properties conveyed in DB 3495, PG 3421, DB 3495, PG 3418, DB 3495, PG 3415, and DB 3496, PG 4094 to the Grantee.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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

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.

Submitted electronically by "Browder, Overby, Hall & Michaud, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Petra's Escape, LLC

  
\_\_\_\_\_  
By: Angela Godfrey, Member Manager (SEAL)

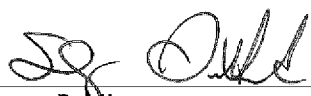
NORTH CAROLINA

STOKES COUNTY

I, Stacey Dillard a Notary Public for the County and State aforesaid certify that Angela Godfrey, personally appeared before me this day and acknowledged that he or she is the Member-Manager of Petra's Escape, 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 4 day March, 2020.

STACEY DILLARD  
NOTARY PUBLIC  
STOKES COUNTY, NC  
MY COMMISSION EXPIRES 9/23/24

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/23/24

## EXHIBIT A

Tract 1

PIN: 6837-62-4963.00

**BEGINNING** at an iron stake in the South right of way line of Efir Street, the Northeast corner of Lot 89/as shown on the plat of Montview recorded in Plat Book 1, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina; running thence Eastwardly with the Southern right of way line of Efir Street 75 feet to an iron stake and of that width extending Southwardly 200 feet to an alley and being known and designated as Lot 90 and Western one-half of Lot 91 as shown on the Map of Montview as recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 2

PIN: 6837-52-4575.00

**BEGINNING** at an iron stake lying in the northern right of way of Akron Drive and being the northwest intersection of Akron Drive and Cullen Street; thence along the northern right of way of Akron Drive South 63 deg. 54' 00" West 445.17 feet to a point lying in the eastern right of way of Harwood Avenue; thence with said right of way North 03 deg. 04' 00" East 418.95 feet to a point; thence along the southern boundary of Mary Mitchell property (DB 1265 P 386) South 86 deg. 56' 00" 125.9 feet to a point; thence North 03 deg. 04' 00" East 11.25 feet to a point; thence South 86 deg. 53' 00" East 75.08 feet to a point; thence North 03 deg. 04' 00" East 225.51 feet; thence South 87 deg. 36' 26" East 149.45 feet to a point in the western right of way of Cullen Street; thence South 03 deg. 00' 34" West 94.00 feet to a point; thence on the same line West 126.33 feet to a point; thence along the along the western right of way of Cullen Street South 03 deg. 04' 35" West 54.88 feet to a point; thence South 09 deg. 55' 00" East 169.58 feet to the **BEGINNING**, containing 3.50 acres more or less.

Tract 3:

PIN: 6844-16-7603.00

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 RECORDD 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.

AG

Tract 4  
PIN: 6854-17-5460.00

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 5  
PIN: 6844-06-0970.00

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 6  
PIN: 6844-38-1039.00

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 7  
PIN: 6837-98-4804.00

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 8  
PIN: 6834-96-8970.00

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.

A.G.

Tract 9

PIN: 6845-21-3429.00

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 10

PIN: 6834-84-1202.00

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 11

PIN: 6836-46-0268.00

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 12

PIN: 6834-86-8705.00

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 13

PIN: 6844-14-2057.00

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.

A.G.

Tract 14  
PIN: 6838-91-2641.00

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 15  
PIN: 6844-27-5350.00

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 16  
PIN: 6832-62-1030.00

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 17  
PIN: 6847-64-0427.00

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.

AG.

Tract 18  
PIN: 6844-28-5108.00

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 19  
PIN: 6837-64-0118.00

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 20  
PIN: 6854-17-0126.00

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.

Tract 21  
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.

AG

Tract 22  
PIN: 6854-20-3155.00

**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 23  
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 24  
PIN: 6849-12-1990.00

**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 25  
PIN: 6927-05-8380.00

**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.

AG-



Tract 26  
PIN: 6834-85-3730.00

**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 27  
PIN: 6854-27-1283.00

**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 28  
PIN: 6834-97-7430.00

**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 29  
PIN: 6837-79-0561.00

**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.

A-6-

Tract 30

PIN: 6846-29-5625.00

**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.

AG.