

**2020024709 00136**

FORSYTH CO. NC FEE \$26.00  
 GIFT DEED  
 PRESENTED & RECORDED  
 06/17/2020 02:31:36 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON  
 DPTY

**BK: RE 3531****PG: 2227 - 2229**

Mail after recording to: Grantees: 1831 W Academy St, Winston Salem, NC 27103

This instrument prepared by: Thomas L. Esper, Esq., 11643 Banter Ln., Huntersville, NC 28078

Brief Description for the Index: 1831 W Academy Street, Winston Salem, NC 27103

Parcel ID: 6825528117000

File # 200422517NC

Excise Tax: \$0.00

### NORTH CAROLINA QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** made this 12 day of June, in the year 2020 by and between:

GRANTOR(S)	GRANTEE(S)
<b>ASHLEY P. SCHMOHL, WHO ACQUIRED TITLE AS ASHLEY LYN PETRACCO, UNMARRIED, AND JONATHAN MILLEN SCHMOHL, WHO ACQUIRED TITLE AS UNMARRIED (now a married couple)</b>	<b>Jonathan Millen Schmohl and Ashley P. Schmohl, a married couple</b>  1831 W Academy St, Winston Salem, NC 27103

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 content.

**WITNESSETH**, that the grantors for **TEN DOLLARS and other valuable** consideration paid by the Grantees, **the receipt and sufficiency of which is hereby acknowledged**, have granted, bargained, remised and released and by these presents do grant, bargain, remise and forever quitclaim unto the Grantees and their heirs, representatives and assigns all right, title, claim, and interest of the said grantors in and to a certain tract or parcel of land lying and being in the **County of Forsyth, State of North Carolina**, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.**

**Commonly Known As:** 1831 W Academy St, Winston Salem, NC 27103

Grantor(s) acquired title by deed Dated: November 13, 2018, Recorded Date: November 14, 2018, BOOK: 3434, PAGE: 678, Instrument: 2018044041 00074 in Official Records.

Submitted electronically by "American Home Title, LLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.


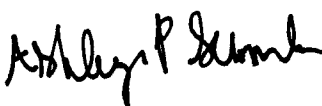

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges thereunto to the said grantees and their heirs, representatives and assigns, free and discharged from all right, title, claim, or interest of the said grantors or anyone claiming by, and through or under them.

Title to the property hereinabove described is subject to the following exceptions:

**Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.**

This property X is/or \_\_\_\_\_ is not the principal residence of the Grantor(s).

**IN TESTIMONY WHEREOF**, said grantors have hereunto set their hands and seals the day and year first above written.

  
 JONATHAN MILLEN SCHMOHL  
 F/K/A   
 ASHLEY P. SCHMOHL, F/K/A,  
 ASHLEY LYN PETRACCO

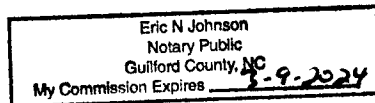
STATE OF NORTH CAROLINA

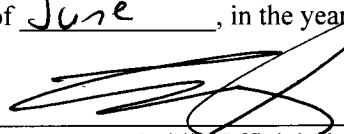
COUNTY OF Forsyth

I, Eric N. Johnson, a Notary Public of said State and County aforesaid, do hereby certify that grantor, **ASHLEY P. SCHMOHL, F/K/A, ASHLEY LYN PETRACCO, AND JONATHAN MILLEN SCHMOHL**, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a NCDL or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 12 day of June, in the year 2020.

(seal or stamp)



  
 Notary Public Official Signature  
Eric N. Johnson  
 Notary Printed or Typed Name

My Commission Expires: 3-9-2024

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE NORTHERN RIGHT-OF-WAY LINE OF ACADEMY STREET, SAID IRON STAKE MARKING THE SOUTHWEST CORNER OF TAX LOT 107, BLOCK 1052 AS DESCRIBED IN DEED BOOK 1362, PAGE 469; THENCE FROM SAID BEGINNING POINT AND WITH THE NORTHERN RIGHT-OF-WAY LINE OF ACADEMY STREET SOUTH 84 DEGREES 00 MINUTES WEST 55.90 FEET TO AN IRON STAKE; THENCE NORTH 2 DEGREES 09 WEST 236.94 FEET TO AN IRON STAKE; THENCE NORTH 85° 50' EAST 55.44 FEET TO AN IRON STAKE IN THE WEST LINE OF TAX LOT 107; THENCE WITH THE WESTERN LINE OF SAID TAX LOT 107 SOUTH 2 DEGREES 14 MINUTES EAST 235.15 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING, AND BEING THE IDENTICAL PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 2167 AT PAGE 3453, FORSYTH COUNTY REGISTRY.

Parcel ID: 6825528117000

Commonly known as 1831 W Academy Street, Winston Salem, NC 27103

*Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.*

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected*