



**2020027428 00144**

FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:

07-01-2020 01:54:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3534**

**PG: 4366-4368**

**Original to:** *Jasmine Hargrave*

**QUITCLAIM DEED**

Excise Tax \$ NO TAXABLE CONSIDERATION

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No. 6837-77-7771.00

Mail To: Maurice Evans 3012 N. Glenn Ave., Winston Salem, NC 27105

This instrument was prepared by: Cory A. Williams

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made and entered into this 23 day of March, 2020, by and between B. Jones Enterprises, Inc, A North Carolina Corporation, hereinafter called **Grantor**, and Maurice Evans, hereinafter called **Grantee**, whose permanent mailing address is

WITNESSETH

THAT, WHEREAS, the Grantors, in and for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does bargain, sell, grant and convey to the Grantee in fee simple, the following described real property:

Beginning at a stake on the West side of Old Rural Hall Road, being the Northeast corner of Lot No 8, and also being the corner of the Old Rural Hall Road and Wooded Avenue; running thence Westwardly along the Northern line of Lot No. 6, 190 feet to a stake, being the Northwest corner of Lot No. 6, and the Northeast corner of Lot No. 11; running thence Northwardly along the rear lines of Lots Nos. 10 and 9, 60 feet to a stake in the South line of Wooded Avenue; running thence 190 feet along the South line of Wooded Avenue to the point of Beginning, being know and designated as Lots 7 and 8 according to the Map or Plat of Cox Estate, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, page 70.

Trace 2:

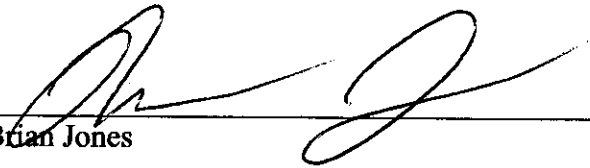
Beginning at a stake on the West side of Old Rural Hall Road at the Northeast corner of Lot No. 5, and runs Northwardly with the West side of the Old Rural Hall Road 30 feet to a stone, the Southeast corner of Lot No. 7, thence Westwardly with the South lien of Lot No. 7, 190 feet to a stake, the Southwest corner of Lot No. 7, thence Southwardly 30 feet to a stake, the Northwest corner of Lot No. 5, thence Eastwardly with the North line of Lot No. 5, 190 feet to the beginning corner of the West side of Old Rural Hall Road, being known and designated as Lot No. 6, according to the map or plat recorded in the Office of the Register of Deeds of Forsyth County, NC, Plat Book 12, page 70.

The same also transferred to Grantor by General Warranty Deed in the Office of the Register of Deeds of Forsyth County, NC Book RE 3123, pages 3181-3182.

And the said Grantors covenant with the Grantee that the Grantors are seized of the property conveyed herein in fee simple, have a right to convey the same, that the title to the property is marketable and free and clear of all encumbrances except for 2020 property, taxes, public utilities which are visible or of record and restrictive covenants and deed of trust lien of record, and that they will forever warrant and defend the title thereto against the lawful claims of all persons, subject to the exceptions listed herein.

Prepared by Cory A. Williams, Attorney at Law. Does not include the primary residence of the Grantors. No title examination or closing service requested of Preparer.

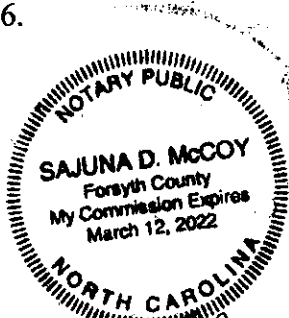
IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the day and year first above written.

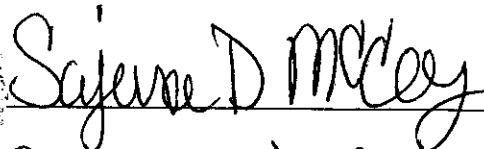
  
\_\_\_\_\_  
Brian Jones

COUNTY OF FORSTYH  
STATE OF NORTH CAROLINA

I Notary Public of the jurisdiction stated above, do hereby certify that Brian Jones, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 23 day of March 2016.



  
\_\_\_\_\_  
(sign here)

SAJUNA D McCoy  
\_\_\_\_\_  
Notary Public (print name)

My commission expires: March 12, 2022