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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-31-2020 01:35:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3577

PG: 1810-1815

:
MAIL FUTURE TAX BILLS TO: Grantee at 614 Akron Drive, Winston-Salem, NC 27105

EXCISE TAX: NTC

PREPARED BY: David A. Wallace, Box 60

This conveyance does not include the primary residence of the Grantor

NORTH CAROLINA

QUITCLAIM DEED AND RELEASE OF MARITAL RIGHTS

FORSYTH COUNTY

THIS DEED made this day of December, 2020 by **Angela P. Godfrey** (legally separated) (hereinafter referred to as "Grantor") to **Mark A. Godfrey** (legally separated) (hereinafter referred to as "Grantee"), 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.

That the Grantor, by these presents does transfer, convey, release and forever quitclaim unto the Grantee all such right, title and interest as the Grantor may have to that certain lots or parcels of land situated in **Forsyth** County, North Carolina, and more particularly described as follows:

Tract I

Pin: 6832-42-7571.00

156 Fishel Road, Winston-Salem, NC 27107

BEING KNOWN AND DESIGNATED as that tract of land of approximately 22.65 acres described in Deed Book 167 at Page 267, Forsyth County Registry, reference to which is hereby made for a more particular description, SAVE AND EXCEPT two tracts previously conveyed to the North Carolina Board of Transportation on April 11, 1975 in Deed Book 1151, at pages 55 and 57, reference to which is hereby made for a more particular description.

Tract II

Pin: 6837-14-3807.000

400 Forest Hill Ave, Winston-Salem, NC

BEING KNOWN AND DESIGNATED as Lot 52 as shown on the Map of NORTHILLS, PHASE III, recorded in Plat Book 24, Page 127, in the Office of the Register of Deeds of

A.G.

Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract III

Pin: 6837-54-2814.000

614 Newton Street, Winston-Salem, NC

BEGINNING at a point in the south line of Newton Street, said point being 192.9 feet east of the southeast intersection of said street and Ogburn Avenue; thence with the south line of Newton Street, North 85 Degs 20 min East 70.63 feet to a stake; thence South 03 Degs West 315.48 feet to a point in the center of a branch; thence with the center of branch, North 89 Degs 17 min 70.28 feet to a point; thence North 03 Degs East 308.75 feet to the BEGINNING; being the east portion of Lot No. 398 and the west portion of Lot No. 399 as shown on the Map of Montview recorded in Plat Book 1, Page 106 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being all respects the same property as described in Deed of Trust Book 823, Page 264, and Deed Book 1158, Page 553, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract IV

Pin: 6837-54-3846

616 Newton Street, Winston-Salem, North Carolina 27105

BEING KNOWN AND DESIGNATED as Lots 399 and 400 as shown on the Map of Montview, recorded in Plat Book 1, at Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina. Save and except that 1t5 foot strip off the west side of Lot 399 previously conveyed to Will Dunlap and wife, Gedie S. Dunlap, by Deed recorded in Book 1158 at Page 533, Forsyth County Registry.

Tract V

Pin: 6838-70-7008.000

1245 Shouse Boulevard, Winston-Salem, NC

BEGINNING at a point on the North side of Shouse Boulevard, said point being the Southwest corner of Lot No. 10 of the C.B. Stanley Subdivision, plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 13A(2); said point also being 200 feet Westwardly from the intersection of Shouse Boulevard and Scenic Drive; thence with the Northern margin of Shouse Boulevard, West 65.0 feet to a point which is 15 feet West of the Southeast corner of Lot 8; thence a new line, North 145.4 feet to a point; thence East 40.5 feet to a point; thence North 17.20 feet to a point; thence East 24.5 feet to a point; the Northeast corner of Lot 9 of the C.B. Stanley Subdivision; thence with the Eastern line of Lot 9, South 162.6 feet to the point and place of BEGINNING. Being Lot 9 and the Eastern part of Lot 8 of the C.B. Stanley Subdivision as recorded in Plat Book 2, Page 13A (2), in the Office of the Register of Deeds of Forsyth County, North Carolina, and being further known and designated as Lot H on an unrecorded map of Charlie J. Tise Property, pursuant to a survey prepared by Carl F. Beauchamp, dated October 31, 1967.

Tract VI

Pin: 6837-54-3846

2635 Peachtree Street, Winston-Salem, NC 27107

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BEING KNOWN AND DESIGNATED as Lot No. 74 as shown on the Plat of Carlton Bluff, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Deed Book 97 at Page 548, reference to which Deed is hereby made for a more particular description.

Tract VII

Pin: 6844-97-5326.000

2730 Eastwood Drive, Winston-Salem, NC

BEGINNING at a stake on the South side of Hine Street (now Eastwood Drive), running thence Southwardly 183 feet with the West line of Lot #6, to a stake in the cartway; thence Westwardly with said cartway 70 feet to a stake; thence Northwardly 183 feet with the East line of Lot #8 to a stake in the South side of said Hine Street (now Eastwood Drive); thence Eastwardly with said street 70 feet to the place of beginning, being known and designated as Lot #7 on the Plat of W.R. Hine, recorded in Plat Book 4, Page 69, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract VIII

Pin: 6833-23-4514

4301 S. Main Street, Winston-Salem, NC

BEGINNING at an iron pipe, said iron pipe marking the Southwest corner of the tract now or formerly owned by Donna L. Sanders and husband, William E. Sanders (Deed Book 2712, Page 2633, Forsyth County Registry), and said iron pipe marking the Northwest corner of the tract described herein; thence from said BEGINNING point South 87 deg 30' 07" East 524.15 feet to an iron rod found; thence South 02 deg 51' 04" West 99.75 feet to an iron pipe found; thence North 87 deg 31' 37" West 517.90 feet to an iron pipe found; thence North 00 deg 43' 29" West 100.13 feet to the point and place of BEGINNING, containing 1,194 acres (52,030 square feet), said description being taken from the survey by William Franklin Tatum, R.L.S. dated December 31, 2008, Job No. 2008108.

Tract IX

Pin: 6837-65-2969.000

4359 Tise Avenue, Winston-Salem, NC

BEING KNOWN AND DESIGNATED as Lot 491 as shown on the Map of "MONTVIEW" PROPERTY OF OGBURN REALTY CO., recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also a 20 foot strip off West end of Lots 3, 4, 5, and 6, Subdivision of "The Cox Site" Plat of which is duly recorded in Plat Book 12, Page 151, 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 X

Pin: 6837-96-5334.000

4437 Lane Street, Winston-Salem, NC 27105

BEGINNING at a point marked by a PK nail, said point being at the Northwest corner of that lot described in Deed Book 2089, Page 2002, Forsyth County Registry; thence from said beginning point following the right of way of Lane Street North 03 deg. 03' 44" East 59.46 feet to a point; thence South 89 deg 55' 47" East a total distance of 214.06 feet, passing an iron pipe found at

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14.24 feet to an iron rod found; thence South 03 deg 01' 52" West 60.03 feet to an iron pipe placed, said point being the Northwest corner of Lot 11 as shown on the Map of Renigar Estates as recorded in Plat Book 7, Page 81; thence North 89 deg 46' 37" West 214.06 feet to the point and place of BEGINNING, containing .29 acres, as shown on the survey for Mark A. Godfrey and wife, Angela P. Godfrey by William Franklin Tatum PLS dated 12/11/2006.

Tract XI

Pin: 6835-66-3111.000

103 South Cleveland Avenue, Winston-Salem, NC

FRONTING on the East side of Cleveland Avenue (formerly Oakland Street) fifty (50) feet and of that width extending back Eastwardly 130 feet, BEGINNING at a stake in Cleveland Avenue (formerly Oakland Street) fifty feet South of First Street; thence South along Cleveland Avenue (formerly Oakland Street) fifty feet to a stake; thence Eastwardly 130 feet to the line of D. A. Savage; thence North fifty feet to a stake; thence West 130 feet to Cleveland Avenue (formerly Oakland Street) the place of BEGINNING.

Tract XII

Pin: 6837-54-9157

725 Ontario Street, Winston-Salem, NC 27105

BEING KNOWN AND DESIGNATED as Lot 1 of Tract 246 of MONTVIEW ESTATE as recorded in Plat Book 1, Page 106, 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 XIII

Pin: 6834-84-9864.000

819 E. Brookline Street, Winston-Salem, NC 27107

Located in Forsyth County, North Carolina: Being known and designated as Lot 208 on the Map of Pack Builders and Supply, Inc. recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 15, at Page 17, and being part of the property conveying to Pack Builders and Supply, Inc. by Harrell V. Pack and wife, Jeanette W. Pack, by deed recorded in Deed Book 597, Page 330; Also known as Lot 208, Tax Block 760, Forsyth County, North Carolina, Tax Maps.

Tract XIV

Pin: 6854-07-4356.000

2813 Troy Drive, Winston-Salem, NC 27107

BEGINNING at a point on the North side of Reid Avenue 63 feet East from the intersection of Clinard Street and Reid Avenue; thence Eastwardly 100 feet along the North side of Reid Avenue to a point in the southwest corner of Lot #22; thence Northwardly 156.2 feet along the East side of Lot #22 to a point in the Southern line of Lot #19; thence Westwardly 100 feet along the Southern line of a portion of Lots #19 and #18 to a point in the South line of Lot #18; thence Southwardly 165 feet along the East side of Lot #20 to a point in the North side of Reid Avenue to the place of BEGINNING. Being known and designated as Lot #21 as shown on the Map of J.F. Steward Property, recorded in Plat Book 3, Page 78 A, in the Office of the Register of Deeds, Forsyth County, North Carolina.

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Tract XV

Pin: 6834-13-3145.000

2905 Trent Street, Winston-Salem, NC 27127

LYING AND BEING IN BROADWAY TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AND BEING KNOWN AND DESIGNATED AS LOT NOS. 45 AND 46, BLOCK 2, AS SHOWN ON THE PLAN OF HOLTON PARK, AS RECORDED IN PLAT BOOK 12, PAGE 59, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Tract XVI

Pin: 6846-29-5813.000

3555 Prospect Drive, Winston-Salem, NC

BEING KNOWN AND DESIGNATED as Lot No. 19 as shown on the MAP of WHITFIELD ACRES, SECTION 2, said Map being recorded in Plat Book 12, Page 62 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Map reference is hereby made for a more particular description.

Tract XVII

Pin: 6837-33-5397.000

4028 Leo Street, Winston-Salem, NC 27105

BEING KNOWN AND DESIGNATED as Lot 64 on the Plat of Montview Annex, recorded in Plat Book 2 at the Page 51 A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description. Together with a portion of Lot 63 as shown on the above referenced as follows: BEGINNING at an iron in the western right of way of Leo Street; thence westerly with the southern boundary of Lot 64, 159.1 feet to an iron, the southwest corner of Lot 63; thence northerly with the western boundary of Lot 63, 7 feet to a point; thence easterly and parallel with the southern boundary of Lot 63, 159 feet, more or less, to a point in the western right of way of Leo Street; thence southerly with the western right of way of Leo Street, 7 feet to the place of BEGINNING.

Tract XVIII

Pin: 6837-65-0633.000

4336 Tise Avenue, Winston-Salem, NC 27105

BEING KNOWN AND DESIGNATED as Lot 467 as shown on the Plat of Ogburn Realty Company Property known as Montview recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina.

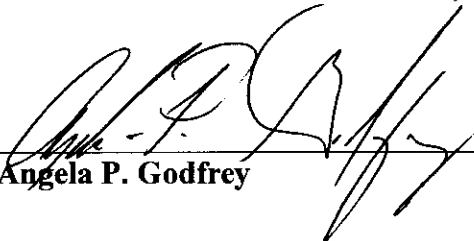
Further, pursuant to NCGS §§ 52-10, 52-10.1, 50-20(d) and 29-30(a) (2), Mark A. Godfrey and Angela P. Godfrey agree to the following: Angela P. Godfrey waives her right to equitable distribution and her right to elect to take a life estate in lieu of an intestate share with respect to the property described and conveyed herein and further waives any and all marital rights she may have with respect to the property described herein. It is further intended and agreed that this conveyance is being made for the purpose of extinguishing any and all claims of or for any marital rights of Angela P. Godfrey in the real property described herein, which property shall hereafter be the sole and separate property of Mark A. Godfrey. Mark A. Godfrey shall



henceforth have the right to deal with the property described herein as if he were not married and shall have the right to transfer, convey, sell, lease, gift, mortgage, and encumber the property described herein without the consent and joinder of Angela P. Godfrey as freely as if he were not married.

TO HAVE AND TO HOLD the above described premises and all privileges thereunto the said Grantee, and the Grantee's heirs, successors and assigns free and discharged from all right, title, claim, or interest of the Grantor or anyone claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal.



Angela P. Godfrey (SEAL)

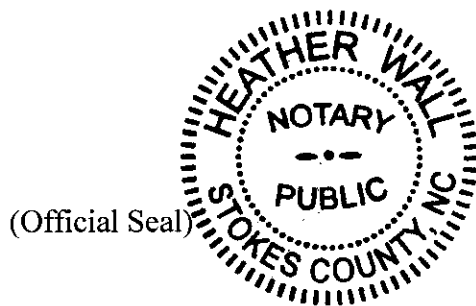
STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Angela P. Godfrey**

Date: December 23, 2020



, Notary Public



My commission expires: 7-1-2025

