

**2021001966 00055**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
01/14/2021 09:41:16 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY

**BK: RE 3579**

**PG: 4339 - 4340**

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Excise Tax: NTC

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**NORTH CAROLINA QUITCLAIM DEED**

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Tax Parcel Number: 6825-51-4189 (Block 1040, Lot 207)

This instrument prepared by: T. Thomas Kangur, Jr.

After Recording Mail to Grantee: 1246 W. Fourth Street, Winston-Salem, NC 27101

Brief Description for the index: Lot 158, Ardmore, Section Four

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This Deed made this 13<sup>th</sup> day of January, 2021, by and between Grantor and Grantee:

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**Grantor:** **ALSPAUGH PROPERTIES, LLC**, a North Carolina limited liability company  
Mailing Address: 1246 W. Fourth Street, Winston-Salem, NC 27101

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**Grantee:** **MARK A. ALSPAUGH**  
Mailing Address: 1246 W. Fourth Street, Winston-Salem, NC 27101

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**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:

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**Property:**

This property was acquired by Grantor by an instrument recorded in Book 2866, Page 828, Forsyth County Registry.

A map showing the property is recorded in Plat Book 2, Page 96(2), Forsyth County Registry.

The legal description of the Property is:

BEGINNING at an iron stake, said iron being located in the eastern right-of-way line of Madison Avenue, said stake also being located in the southwestern corner of Lot 159 as shown on the map described below; running thence South 88 degrees 10 minutes East 125 feet along the southern line of said Lot 159 to an iron stake; running thence South 1 degree 50 minutes West 55 feet to an iron stake, said iron stake being located in the northern line of Lot 157 on the map described below; running thence North 88 degrees 10 minutes West 125 feet to an iron

stake in the eastern line of Madison Avenue; thence along Madison Avenue North 1 degree 50 minutes East 55 feet to the BEGINNING. Being known and designated as Lot 158 as shown on the Map of ARDMORE, SECTION 4, same being of record in Plat Book 2 at Page 96(2) in the Forsyth County Registry, less a 25-foot strip off the eastern side of said lot.

Together with all right, title and interest in a perpetual easement for ingress and egress as conveyed by instrument recorded in Deed Book 949 at Page 313, Forsyth County Registry,

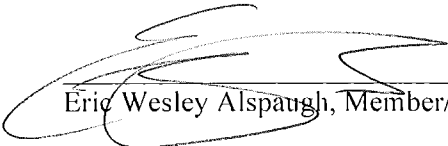
Property address: 803 Madison Avenue, Winston-Salem, NC 27103

This conveyance is made subject to restrictions, easements and right of ways of record, if any.

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.

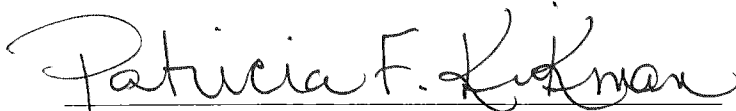
 (SEAL)  
Eric Wesley Alspaugh, Member/Manager

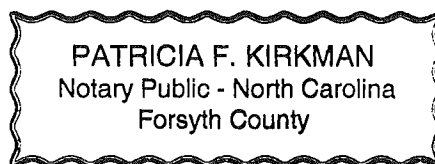
State of North Carolina, Forsyth County

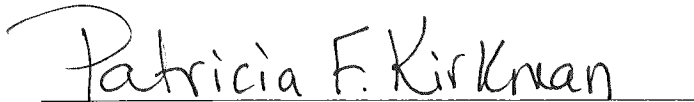
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Eric Wesley Alspaugh, Member/Manager of Alspaugh Properties, LLC** a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

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Date: 1-13-2021

  
Notary Public



  
Printed or typed name of notary public

My Commission Expires: 5/29/24