

**2021022770 00345**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$5.00**

PRESENTED &amp; RECORDED

04/30/2021 03:52:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3606****PG: 2267 - 2268****NORTH CAROLINA QUITCLAIM DEED**

Excise Tax: \$5.00

Parcel Index No. 6827-38-1507.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Whatley Law, PLLC, 900 Old Winston Road, Suite 102, Kernersville, NC 27284

This instrument was prepared by: Julie R. Whatley of Whatley Law, PLLC

(NO TITLE SEARCH WAS REQUESTED OR PERFORMED BY DRAFTING ATTORNEY)

Brief description for the Index: Lot 3D, Block 3451

THIS DEED made this 28<sup>th</sup> day of April, 2021, by and between**GRANTOR**

**Myrtle Virginia Haigwood Cox,**  
**Executor of the Estate of Thelma H. Wolfe**  
**(21 E 620, Forsyth County Clerk of Superior Court)**

**GRANTEE**

**TERRY LAWSON (Married)**  
**--50% interest**  
**and**  
**ROBIN McDONALD (Married)**  
**--50% interest**

**(as Tenants in Common)****Grantor Address:**

**4401 Cherrywood Road**  
**East Bend, NC 27018-8375**

**Grantee Address:**

**3732 Baltimore Road**  
**East Bend, NC 27018**

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**Beginning at an iron stake in the Home Road, said iron stake being northwardly and 20.0 feet from an iron stake in the south line lot No. 4, said iron stake being the northeast corner of said lot No. 4 and being in the west line of B. A. Vroom's in said Home Road; running thence south 29 degrees 44 minutes east along the said road 34.24 feet to an iron stake in said road B. A. Vroom's old southeast corner in said road; thence south 19 degrees 33 minutes east along the old west line of D. T. Hines Est- 65.3 feet to an iron in Said Road a new corner of Mrs Ida Styres in D. T. Hines old west line; thence south 66 degrees 38 minutes west a new line along Mrs. Ida Styres 445.15 feet to an iron stake a new corner of Mrs. Ida Styres in Ollie Hine Nixon's old East line; thence north 17 degrees 28 minutes**

submitted electronically by "Whatley Law, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

west along said Nixon 100.0 feet to an iron stake the southwest corner of lot No. 4; thence north 66 degrees 38 minutes east along the south line of Lot No. 4, 435.32 feet to an iron in Home Road the point of beginning; Containing 1.00 acre more or less.

**SAVE and EXCEPT the following property out-conveyed via deed recorded in Book 1457, Page 758, Forsyth County Registry:**

**BEGINNING at an iron stake in Scott L. Gwyn's east line, the southwest corner of Sam Blackburn's tract as described in Deed Book 465, Page 51; running thence with Blackburn's line North 64° 35' 30" East 256.57 feet to an iron stake, a new corner with Wolfe; running thence on a new line South 22° 29' East 99.78 feet to an iron stake in Ephus Worley's north line (see Deed Book 544, page 406); running thence with Worley's line, South 64° 39' 30" West 261.74 feet to an iron stake in Gwyn's existing line; running thence with Gwyn's existing line, North 19° 30' 30" West 99.89 feet to an iron stake, the point and place of BEGINNING, containing 0.592 acres, more or less, and being the western portion of that property described in Deed Book 466, page 286, Forsyth County Registry.**

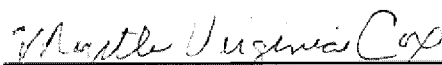
**Subject to the Right of Way Agreement recorded in Book 1334, Page 693, Forsyth County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 466, Page 286, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

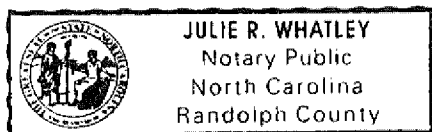
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

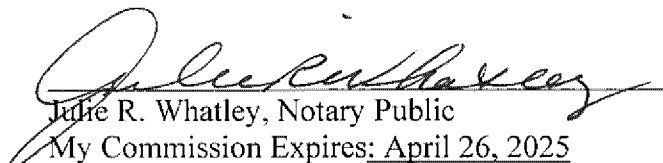
 (SEAL)  
Myrtle Virginia Haigwood Cox,  
Executor of the Estate of Thelma H. Wolfe

State of North Carolina - County of Forsyth \_\_\_\_\_

I, Julie R. Whatley, the undersigned Notary Public of Randolph County and State Aforesaid, certify that Myrtle Virginia Haigwood Cox, as Executor of the Estate of Thelma H. Wolfe, personally appeared before me this day and having first provided me with satisfactory proof of her identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of April, 2021.

(SEAL)



  
Julie R. Whatley, Notary Public  
My Commission Expires: April 26, 2025