

2021025582 00152

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5.00
PRESENTED & RECORDED
05/14/2021 12:53:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3609
PG: 3480 - 3481

QUIT-CLAIM DEED

Mail to: Dewey Blake Tilley, 6205 Ridge Road, Tobaccoville, NC 27050
Parcel ID #: 6847-29-8111.000

Excise Tax: \$5.00

NO TITLE EXAM AND NO CLOSING
PERFORMED BY DRAFTSMAN

This instrument was prepared by: Nicholas J. Overby, Attorney at Law for the Grantor

STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made and entered into this 14 day of May, 2021, by and between Opal H. Tilley (unmarried widow), of Forsyth County and State of North Carolina, hereinafter called Grantor, and Dewey Blake Tilley of Forsyth County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 6205 Ridge Road, Tobaccoville, NC 27050;

WITNESSETH:

That said Grantor, for valuable consideration, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY, SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

IN WITNESS WHEREOF, The Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Opal H. Tilley (SEAL)
Opal H. Tilley (unmarried widow)

SEAL-STAMP

NORTH CAROLINA, Stokes COUNTY.

I, Nicholas J. Overby, a Notary Public of the County and State aforesaid, certify that Opal H. Tilley (unmarried widow), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 14 day of May, 2021.

Nicholas J. Overby Notary Public
My Commission Expires: 12-15-2023

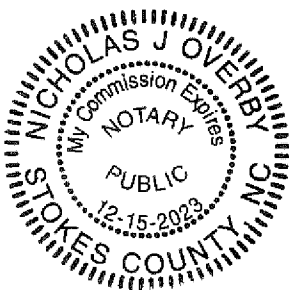


Exhibit A

Property Address: 2170 School Street, Winston-Salem, NC 27105

Parcel ID #: 6847-29-8111.000

Description:

BEGINNING at an iron stake, which said iron stake is the southeast corner of Lot No. 19 shown on map of S.C. Fulp Estate, in Plat Book 10, page 149, and running thence South 302 feet more or less to a point in the north line of a road sometimes called White Rock Road, but shown on map of Mt. Pleasant Hills, in Plat Book 8, page 204, as School Street, running thence along the north line of White Rock Road or School Street the two following courses, namely: North 80 deg. 22min. West 40 feet to a point and North 64 deg. 05 min. West 47.8 feet more or less to a point in the north line of said road or street where the East line of Lot No.1 of S.C. Fulp Estate extended intersects the north line of said street; running thence northwardly along the east line of Lot No. 1 on said map extended and also along the east line of Lot No. 1 on said map, in all 285 feet more or less to a point, which point is the southwest corner of Lot No. 19 on map of S.C. Fulp Estate; running thence Eastwardly along the south line of Lot No. 19, 90 feet to the place of BEGINNING. Being in all respects the same property as first described in Deed of Trust Book 779, page 96 in the office of the Register of Deeds of Forsyth County, North Carolina.

Together with and subject to all easements and restrictions of record, if any.

Title History:

This property was acquired by Freddie Guy Tilley at DB 1784, PG 2347. Freddie Guy Tilley died intestate and a resident of Forsyth County, North Carolina without any estate file being opened in Forsyth County. He was survived by three living siblings, namely, Lawrence D. Tilley, Lois Tilley Stull and Jerry R. Tilley. Four of his siblings predeceased him. Three of those predeceased siblings left surviving children of their own who would have inherited an interest in this property upon the death of Freddie Guy Tilley. At DB 3357, PG 4410, Jerry R. Tilley and wife, Dorothy Tilley quitclaimed their interest in this property to Lawrence D. Tilley and wife, Opal H. Tilley. At DB 3357, PG 4412, Lois Tilley Stull (unmarried) quitclaimed her interest in this property to Lawrence D. Tilley and wife, Opal H. Tilley.

The purpose of this deed is to convey the interest that the Grantor inherited upon the death of her husband, Lawrence D. Tilley, who died intestate, as well as the partial interests deeded to her and her late husband, Lawrence D. Tilley by his siblings Lois Tilley Stull (unmarried) and Jerry R. Tilley and wife, Dorothy Tilley.