



2021057964 00181

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-22-2021 02:47:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK, DPTY

BK: RE 3650

PG: 405-408

# Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

David Alan England, Grantee(s)

10161 Cain Forest Dr.

Walker town, NC 27051

Consideration: \$ \_\_\_\_\_

Property Transfer Tax: \$ NTC

Assessor's Parcel No.: 68069049821

PREPARED BY: David Alan England certifies herein that he or she has prepared this Deed.

David Alan England  
Signature of Preparer

10/22/2021  
Date of Preparation

David Alan England  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on October 22nd, 2021 in the County of Forsyth, State of North Carolina

by Grantor(s), Sharon Dehart England,

whose post office address is 4331 Cordova Dr. Winston Salem, NC 27103,

to Grantee(s), David Alan England

whose post office address is 10161 Cain Forest Dr. Walker town, NC 27051,

WITNESSETH, that the said Grantor(s), Sharon Dehart England, for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

Original to: David England

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Forsyth, State of North Carolina and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Sharon D. England  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Sharon D. England  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

David A. England  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

DAVID A ENGLAND  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of North Carolina

County of Forsyth

On October 22nd, 2021, before me, Amber L Lawson, a notary public in and for said state, personally appeared, Sharon Dehart England, David Allen England

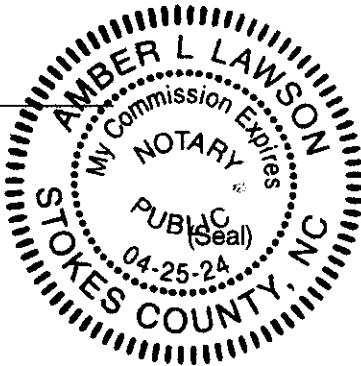
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Amber L Lawson  
Signature of Notary

Affiant Known  Produced ID

Type of ID Drivers License



DRAFTED BY: Charles F. Eakes  
Return To: Eakes Box

RECORDING TIME  
BK 1076 P 4751  
PRESENTED FOR  
REGISTRATION  
AND RECORDED

283



NO TITLE SEARCH REQUESTED OR  
CONDUCTED

Exhibit A

'95 OCT 31 P 452

John Hollen  
Register of D.  
Forsyth Co.  
PROBATE AND FILING FEE \$ 10.00 PAID

EXCISE TAX \$27.00

Tax Block: Lot: Parcel Identifier No.:  
Property Address:  
Mail after recording to:  
Mail future tax bills to:

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 31st day of October, 1995, by and between

GRANTOR  
R. DONALD CAIN

GRANTEE  
DAVID ENGLAND and wife, SHARON ENGLAND

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, in consideration of \$10.00 & O.V.C., TEN DOLLARS and other good and valuable consideration, Grantor paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina, WELKER TOWNSHIP Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 240, Cain Forrest Drive, as shown on the plat of R. Don Cain Phase Seven, Section I, recorded in Plat Book 38, Page 28, Forsyth County Registry, to which plat reference is hereby made for a more particular description.

This conveyance is made subject to the restrictions, terms, and conditions set forth on Exhibit "A" which is attached hereto and incorporated herein by this reference.

FORSYTH COUNTY 1077 10-31-95

\$27.00



Real Estate  
Excise Tax

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)  
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. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whatsoever. subject to easements, rights-of-way, and restrictions of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

\_\_\_\_\_  
(seal) R. Donald Cain (seal)  
R. Donald Cain  
\_\_\_\_\_  
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County  
OFFICIAL SEAL I. Rhita N. Dudley, a Notary Public of Forsyth County, NC, do hereby certify that R. DONALD CAIN personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 31st day of October, 1995.  
My Commission Expires Dec. 12, 1995. Rhita N. Dudley, Notary Public

STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Rhita N. Dudley NP Davidson, CO NC

This the 31 day of Oct, 1995. is/are certified to be correct.

In Witness, Register of Deeds for Forsyth County by: JOHN HOLLEMAN, REGISTER OF DEEDS  
R Edwards Deputy/Assistant