

**2021059112 00102**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
10/28/2021 12:57:41 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY

**BK: RE 3651**  
**PG: 2246 - 2247**

**NORTH CAROLINA QUITCLAIM DEED**

Excise Tax \$ NO TAXABLE  
CONSIDERATION

Recording Time, Book and Page

Parcel ID No. 6805843617000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: \_\_\_\_\_

This instrument was prepared by: Ryan D. Shoaf, Esq., a Validly Licensed North Carolina Attorney, The Shoaf Law Firm PA, 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

Brief description for the Index: Lot 9, Oakdale

THIS DEED, made this the 25<sup>th</sup> day of October, 2021, by and between

**GRANTOR: CHRISTOPHER JAMES TIMMINS AND SPOUSE, JORDAN MONTANA HALL  
N/K/A JORDAN MONTANA TIMMINS, AS JOINT TENANTS WITH RIGHT  
OF SURVIVORSHIP**

Whose mailing address is: 200 Bradberry Lane, Winston Salem, NC 27104

**GRANTEE: CHRISTOPHER JAMES TIMMINS AND JORDAN MONTANA TIMMINS,  
HUSBAND AND WIFE**

Whose mailing address is: 200 Bradberry Lane, Winston Salem, NC 27104

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, 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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 9 as shown on the Map of Oakdale, as recorded in Plat Book 30, Page 116 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.

Commonly Known As: 200 Bradberry Lane, Winston Salem, NC 27104

The property hereinabove described was conveyed to Christopher James Timmins (single) and Jordan Montana Hall (single), tenants in common with right of survivorship by deed recorded on 04/07/2020 in Book 3517, Page 1839 in the Forsyth County Registry.

This conveyance is made subject to: (i) ad valorem taxes for the current year; (ii) utility and access easements of record; (iii) restrictive covenants of record; and (iv) zoning or other municipal ordinances.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid 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, Grantors have set their hands and seals the day and year first above written.

Christopher James Timmins (Seal)  
CHRISTOPHER JAMES TIMMINS

Jordan Montana Hall N/K/A  
Jordan Montana Timmins (Seal)  
JORDAN MONTANA HALL N/K/A  
JORDAN MONTANA TIMMINS

STATE OF North Carolina  
COUNTY OF Randolph

I, Christie Devine, a Notary Public of Randolph County and State of North Carolina do hereby certify that CHRISTOPHER JAMES TIMMINS and JORDAN MONTANA HALL N/K/A JORDAN MONTANA TIMMINS personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 5th day of October, 2021.

[Official Seal] Christie Devine (SEAL)  
NOTARY PUBLIC

My Commission expires: 2/22/24

CHRISTIE J. DEVINE  
Notary Public - North Carolina  
Randolph County 2021  
My Commission Expires Feb. 22 2024