

2024000491 00088

FORSYTH COUNTY NC FEE \$26.00
GIFT DEED
PRESENTED & RECORDED
01/05/2024 12:35:21 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3788
PG: 992 - 996

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00

PARCEL IDENTIFIER NO. 6847-78-2773.00

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 20____.

THIS INSTRUMENT WAS PREPARED BY: George Holler, Holler Law Firm, LLC, 185 Plains Road, Suite 100W, Milford, CT 06461

RETURN TO: Neil Hayes and Gregory Hayes
4706 Maxwell Road
Winston Salem, NC 27105

BRIEF DESCRIPTION FOR THE INDEX: Certain portion of land located on Tract I and Tract II contained in Lots 7,8,9,10,11 and 12 recorded in Plat Book 7 and Page 70

THIS DEED made this 4 day of JAN, 2024 by and between:

GRANTOR:
Neil Hayes, unmarried

Mailing Address:
4706 Maxwell Rd
Winston Salem, NC 27105

GRANTEE:
Neil Hayes, an unmarried person and Gregory Hayes,
an unmarried person, as joint tenants with rights of
survivorship
Mailing Address:
4706 Maxwell Road Winston Salem, NC 27105
Situs Address: 4706 Maxwell Rd, Winston Salem, NC
27105

QUITCLAIM DEED (NC)

Page 1

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the County of Forsyth, State of North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3704, Page 799, 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.

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:


All such valid and enforceable easements, restrictions, and rights of way of record and the lien of ad valorem taxes for the current year which the Grantee herein assumes and agrees to pay.

NOTE: This deed was prepared at the request of Grantor and/or Grantee for the purpose of adding the Grantee as an additional party to title.

(This instrument was prepared solely based on information provided to the preparer who makes no warranties as to either the state of the title, the correctness of the information furnished, or other matters related to the property. The preparer of this instrument is not the closing attorney, and he/she assumes no obligation for the payment of taxes, judgments, liens, indebtedness(es) related to the conveyance of the subject property.)

(Signature on following page)

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



Neil Hayes, GRANTOR (SEAL)

STATE OF New York

COUNTY OF Rensselaer

I certify that Neil Hayes, who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day; each acknowledging to me that he/she voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 4th day of January, 2024.

Notary Signature: 

Notary's Printed Name: Ahmad A. Baloch

My Commission Expires: July 15, 2026

AHMAD A. BALOCH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BA6077523
Qualified in Saratoga County
Commission Expires July 15, 2026

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, CITY OF WINSTON SALEM, STATE OF NORTH CAROLINA AND IS DESCRIBED AS FOLLOWS:

TRACT I

BEGINNING AT AN IRON ON THE WEST SIDE OF MAXWELL STREET, 226 FEET NORTH FROM THE NORTHWEST INTERSECTION OF MAXWELL STREET WITH THE WALKERTOWN ROAD; RUNNING THENCE WESTWARDLY 163.1 FEET TO AN IRON STAKE; THENCE NORTHWARDLY 100 FEET TO AN IRON STAKE; THENCE EASTWARDLY 167.7 FEET TO AN IRON STAKE; THENCE SOUTHWARDLY 100 FEET TO THE PLACE OF BEGINNING, AND BEING LOTS 9, 10,11, AND 12, ON THE MAP OF NICK MITCHELL PROPERTY, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 7, PAGE 70.

TRACT II

BEGINNING AT A POINT IN THE WESTERN BOUNDARY OF MAXWELL STREET, SAID POINT BEING 176 FEET NORTH OF THE INTERSECTION OF MAXWELL STREET AND OLD WALKERTOWN ROAD, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF LOT NO. 7 OF THE NICK MITCHELL PROPERTY AS SHOWN ON THE PLAT DULY RECORDED IN PLAT BOOK 7, PAGE 70, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DEFINITE DESCRIPTION; RUNNING THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF MAXWELL STREET 50 FEET TO A POINT, BEING THE NORTHEASTERN CORNER OF LOT NO. 8 ON THE ABOVE-MENTIONED PLAT; THENCE IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF LOT NO. 8, BEING THE COMMON LINE BETWEEN LOTS NUMBERS 8 AND 9, 50 FEET TO A POINT IN THE COMMON LINE OF LOTS NUMBERS 8 AND 9; THENCE IN SOUTHERLY DIRECTION ON A NEW LINE PARALLEL TO THE WESTERN BOUNDARY OF MAXWELL STREET 50 FEET TO A POINT IN THE SOUTHERN LINE OF LOT NO. 7; THENCE IN A EASTWARDLY DIRECTION ALONG THE SOUTHERN LINE OF LOT NO. 7, 50 FEET TO THE POINT OF BEGINNING; BEING THE EASTERNMOST 50 FEET OF LOTS NUMBERS 7 AND 8 AS SHOWN ON THE ABOVE- MENTIONED PLAT.

THE PROPERTY HEREINABOVE DESCRIBED WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN BOOK 3423, PAGE 3711.

A MAP SHOWING THE ABOVE DESCRIBED PROPERTY IS RECORDED IN PLAT BOOK 7, PAGE 70.

THIS BEING THE SAME PROPERTY CONVEYED TO NEIL HAYES, UNMARRIED FROM PATRICIA L. JACOBSEN, WIDOW IN A DEED DATED JUNE 29, 2022 AND RECORDED JUNE 29, 2022 IN BOOK 3704 PAGE 799.

PARCEL ID # 6847-78-2773.00

DERIVATION CLAUSE: Neil Hayes, Unmarried having acquired the property from Patricia L. Jacobsen, widow by North Carolina General Warranty Deed dated June 29, 2022 and recorded June 29, 2022 in Book RE 3704, Page 799.

COMMONLY KNOWN AS: 4706 Maxwell Rd, Winston Salem, NC 27105

APN: 6847-78-2773.00