



2024006483 00178

FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:

03-01-2024 04:03:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3795

PG: 1721-1724

Quitclaim Deed

RECORDING REQUESTED BY Reco Eaton

AND WHEN RECORDED MAIL TO:

Reco Eaton, Grantee(s)
828 N. Cameron Ave
Winston Salem, NC 27101Consideration: \$ 0Property Transfer Tax: \$ 0

Assessor's Parcel No.: _____

PREPARED BY: Denise Eaton certifies herein that he or she has prepared this Deed.Denise Eaton
Signature of PreparerFeb 16, 2024
Date of PreparationDenise Eaton
Printed Name of PreparerTHIS QUITCLAIM DEED, executed on 2/16/2024 in the County ofForsyth, State of North Carolinaby Grantor(s), Claibourn R and Denise L.B. Eatonwhose post office address is 2227 Martin Luther King Jr Rd, Walnut Cove, NCto Grantee(s), Reco M. Eatonwhose post office address is 828 N. Cameron Ave WS, NCWITNESSETH, that the said Grantor(s), C.R. and Denise Eaton,for good consideration and for the sum of 0(\$ 0) 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: Reco Eaton

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):

CL

Signature of Grantor

CHARBORD R. EATON

Print Name of Grantor

Denise L.B. Eaton

Signature of Second Grantor (if applicable)

Denise L.B. Eaton

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):

Rico M. Eaton

Signature of Grantee

RECO M EATON

Print Name of Grantee

Signature of Second Grantee (if applicable)

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 ACKNOWLEDGMENTState of North CarolinaRef: 828 Cameron Ave, North
Winston Salem, NC 27101County of ForsythOn February 16th, 2024, before me, Kim D. Smith, a notary
public in and for said state, personally appeared, Clairbourn Ricky Eaton,
Denise L.B. Eaton, Reco M. Eaton

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 ex-
ecuted 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.Kim D. Smith
Signature of NotaryAffiant Known ☒ Produced ID _____

Type of ID _____



Exhibit A

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BK1835 P2722

(No Title Search Requested or Performed)
DRAFTED BY: BEVERLY R. MITCHELL

MAIL TO: CLAIRBORN R. EATON
828 N. CAMERON AVENUE 8516 1/2 Ave
WINSTON-SALEM, N.C. 27105-2710

THIS DEED made this the 1st day of March, 1994, by George W. Bradshaw, and wife, Gloria J. Bradshaw; Willie S. Bradshaw (widow); James Bradshaw, Jr. and wife, Robin Bradshaw; Willie Stafford (divorced); Veola Henry (divorced); Tania Stafford (single); Robert Bradshaw (single); and Veola B. Hawkins (widow), of Forsyth County, North Carolina; Cecil M. Bradshaw and wife, Josephine Bradshaw, of Richmond, Virginia; and Carolyn Bradshaw Morgan and husband, Morris Morgan, of Schenectady, New York, parties of the first part, to Clairborn R. Eaton and wife, Denise L. Eaton, of Forsyth County, North Carolina, parties of the second part;

WITNESSETH that the said parties of the first part, in consideration of (\$10.00) and other valuable consideration to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do they bargain, sell and convey unto the said parties of the second part and their heirs a tract or parcel of land in Forsyth County, North Carolina, in Winston Township, and bounded as follows:

Said lot lying and being on the West side of Cameron Avenue between Eighth and Ninth Streets, having a frontage on Cameron Avenue of 50 feet and of that same width extending back Westwardly between parallel lines a distance of 150 feet to a 10 foot alley. Being known and designated as lot number 346 as shown by and upon a map of North Cameron Park Addition made and sworn to by G.F. Hinshaw, Civil Engineer in January 1938 and of record in the Public Registry of Forsyth County in Plat Book number 8 at Page 217, 8 sheets.

PROPERTY ADDRESS: 828 N. Cameron Avenue, Winston-Salem, North Carolina 27105. Block 437 Lot 346.

The above land was conveyed to grantor by R.J. Reynolds Tobacco Company, a corporation with its principal place of business in the city (See Book No. 438, Page 265).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever. And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever; except 1994 taxes which are to be prorated at closing and restrictions and easements of record, if any. Robin Bradshaw, Josephine Bradshaw, Morris Morgan and Gloria J. Bradshaw make no warranties having signed only as the spouse of a named grantor.

IN TESTIMONY WHEREOF the said parties of the first part have hereunto set their hands and seal.

George W. Bradshaw (Seal)
George W. Bradshaw,

Gloria J. Bradshaw (Seal)
Gloria J. Bradshaw

Willie S. Bradshaw (Seal)
Willie S. Bradshaw

James Bradshaw, Jr. (Seal)
James Bradshaw, Jr.

FORSYTH COUNTY

85-12-94

\$40.00



Real Estate
Excise Tax