

2024013491 00032

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/30/2024 08:41:01 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3804
PG: 198 - 200

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$NTC\$

Parcel ID No.: **6847-39-3806.000 & 6847-39-1991.000**

Mail deed/taxes after recording to Grantee: **5018 Monte Vista St., Winston Salem, NC 27105**

This instrument prepared by: **Patti D. Dobbins, Esq.** (No title search was performed or requested)

Brief description for the Index:

THIS DEED made this 21st day of April, 2024 by and between

<p>GRANTOR: BARBARA G. FULLER and husband, JOEL W. FULLER* Mailing Address: 4969 Monte Vista St. Winston Salem, NC 27105</p>	<p>GRANTEE: BARBARA G. FULLER and husband, JOEL W. FULLER Property Address: 4965 Monte Vista St. Winston Salem, NC 27105 and 4969 Monte Vista St. Winston Salem, NC 27105</p>
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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.

WITNESSTH, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee(s) all such right, title and interest as the Grantor has in or to that certain lot or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

**The purpose of this Deed is to combine two parcels into one tax parcel.*

PLEASE SEE ATTACHED EXHIBIT "A"

"This instrument prepared by: **PATTI D. DOBBINS**, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee and Grantee's only proper use and behoof forever, so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they will and each of them shall, be these presents, be excluded and forever barred.

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

By: Barbara G. Fuller (SEAL)
BARBARA G. FULLER

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that BARBARA G. FULLER personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29th</u> day of <u>April</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Joel W. Fuller (SEAL)
JOEL W. FULLER

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JOEL W. FULLER* personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29th</u> day of <u>April</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"**LEGAL DESCRIPTION:**

Beginning at an iron stake, Roger Walker's corner, 117.0 feet south of R.W. Walker's North line; thence with R.W. Walker and Henry Martin line, South 00 degrees 20 minutes West 196.20 feet to an iron stake, Henry Martin and Worth Furgerson corner; thence with Worth Furgerson South 89 degrees 36 minutes East 150 feet to an iron stake in Furgerson line, D.S. Walker corner; thence with D.S. Walker line; thence North 00 degrees 09 minutes East 184.6 feet to an iron stake, D.S. Walker corner in Roger Walker line; thence with Roger Walker line North 83 degrees West 143.6 feet to the Beginning. Containing 0.63 acre, more or less. Being the same property as described in Book 759 Page 109 in the Office of the Register of Deeds of Forsyth County, NC. Being presently shown on the Forsyth County Tax Maps as Lot 50 in Block 3016. Together with and subject to any easements that affect the property.

TOGETHER WITH AND SUBJECT TO the driveway easement as more particularly described in the deed recorded in Book 759, Page 109, Forsyth County Registry, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 4965 MONTE VISTA ST., WINSTON SALEM, NC 27105

PARCEL ID #: 6847-39-3806.000

BEGINNING at an iron stake on the north side of a 20 foot roadway; thence North 3° East 233.5 feet to an iron stake; thence in a westwardly direction 40.5 feet to an iron stake in Robert Walker's line; thence in a southwesterly direction 172 feet to a 20 foot roadway and an iron stake; thence along the north side of said roadway in a southeastwardly direction 116 feet to an iron stake, the place of BEGINNING. This lot is Number 1 on the Map of O. E. Jones Property. See Deed from Oscar Jones and wife, Ethel B. Jones to Ethel B. Jones, registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 339 Page 148.

The above-described property is also known as Lot Number 1 of "Map of O. E. Jones Property" as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 9 at Page 54, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 4969 MONTE VISTA ST., WINSTON SALEM, NC 27105

PARCEL ID #: 6847-39-1991.000