

2024031891 00191

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/19/2024 04:23:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3827
PG: 315 - 319

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 6838-75-4012.000

Verified by _____ County on the ____ day of _____, 20 ____

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)

Brief Description for the Index:

THIS DEED made the 17th day of September, 2024, by and between

GRANTOR	GRANTEE
<p>Gale Acker Jackson (a/k/a Gail L. Jackson) (unmarried) and Cassandra Delores Springs (unmarried)</p> <p>Grantor Address: <u>1545 Lawrence Way</u> <u>Winston-Salem N.C. 27105</u></p>	<p>Yeshiva Penn</p> <p>Property Address: 5569 Pine View Drive Winston-Salem, NC 27105</p>

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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby demise, release, and forever quitclaim all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 2664, Page 879, Forsyth County Registry.

The property hereinabove described was acquired by Benjamin Franklin Jackson and wife, Gail L. Jackson (a/k/a Gail Acker Jackson) on or about December 9, 2013, by instrument recorded in Book 3158 Page 1464, Forsyth County Registry.

submitted electronically by "LANCASTER LAW FIRM, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Benjamin Franklin Jackson and Gail L. Jackson (a/k/a Gail Acker Jackson) were subsequently divorced. Benjamin Franklin Jackson died intestate on or about May 28, 2023 (reference Forsyth County, NC Death Certificate recorded in Book 134 at Page 733 of the Forsyth County Registry). The sole heir of Benjamin Franklin Jackson is Cassandra Delores Springs.

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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

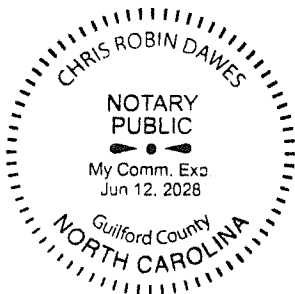
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Gale Acker Jackson (SEAL)
Gale Acker Jackson, (a/k/a Gail L. Jackson)

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Gale Acker Jackson (a/k/a Gail L. Jackson) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17th day of Sept., 2024.



Chris Dawes
Chris. Dawes Notary Public
My commission expires: 6/12/2028

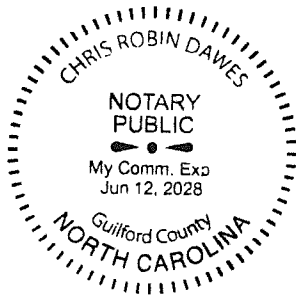
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Cassandra Delores Springs (SEAL)
Cassandra Delores Springs

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Cassandra Delores Springs personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17th day of September, 2024.



Chris R. Dawes
Chris R. Dawes Notary Public
My commission expires: 6/12/2028

Exhibit "A"
Property of Yeshiva Penn
5569 Pine View Drive

Tract #1: Beginning at an iron stake in the right-of-way margin of Pineview Drive, R. T. Brubbs southwestern corner, and running thence South 89° 16' East along the Grubbs' line 200 feet to an iron stake; thence along a new line South 00° 44' West 113.08 feet to an iron stake in the Frances Swink line; thence along Frances Swink's line North 88° 55' West 207.99 feet to an iron stake in the right-of-way margin of Pineview Drive; thence North 5° 00' East 112 feet to the point and place of Beginning, and being the western portion of that property described in Deed Book 772, Page 264.

Tract #2: Beginning at an iron stake the northeast corner of the Frances Swink tract of land, as recorded in Deed Book 480, Page 198; running thence North 88° 55' West 166.74 feet to an iron stake in the north line of said Swink; thence North 00° 44' East 113.08 feet to an iron stake in the south line of the R. T. Grubbs lot, as recorded in Deed Book 743, Page 220; thence South 89° 16' East 214.06 feet with the south line of said Grubbs to an iron stake, said iron stake being located in the west line of a 16 foot drive; thence South 23° 16' West 128.0 feet with the said west line of drive to an iron stake the place of beginning. Containing 21,527 square feet. Being the east portion of the Wilson-Covington tract of land located on the east side of Pineview Drive (formerly the Chicken Farm Road), as recorded in Deed Book 794, Page 17.

The subject property is the same as that property described in Deed Book 2664, Page 879, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6838-75-4012.000 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.