

Prepared by:

Eugenia Wade  
230 Bradberry Lane  
Winston Salem, NC 27104  
Forsyth County



**2025006703 00079**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1.00**

PRESENTED & RECORDED:  
**03-04-2025 01:09:13 PM**

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**BK: RE 3851**  
**PG: 1227-1229**

QUITCLAIM DEED

This indenture is made the 4<sup>th</sup> day of March, 2025, by and between GRANTOR Gregory Scott and Eugenia Wade (hereinafter "Grantor") and GRANTEE EXR LLC (hereinafter "Grantee")

KNOWN ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Hundred and No/100 (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does quitclaim unto Grantee all of his/her rights, title and interest in and to the following described real property:

East Sprague Street, Winston Salem NC 27107  
Forsyth County  
Parcel 6844.55.4363

*Second Tract - Exhibit A + B Attached*

IN WITNESS WHEREOF, Grantor has affixed his/her hand on the date first written.

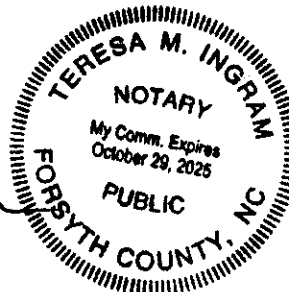
*Robin Hauser*  
Unofficial Witness

Grantor  
Grantor

Sworn to and subscribed before me,

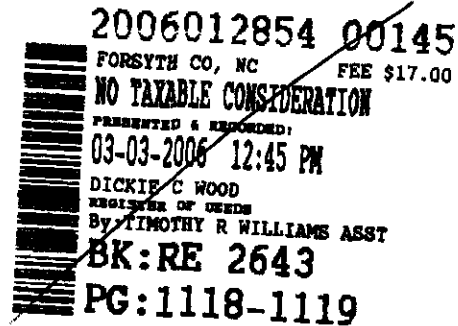
This 4 day of March 2025

*Teresa M. Ingram*  
Notary Public



Original to: Eugenia Wade

Exhibit A



Tax Lot No. Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Grantee:

Box #71

This instrument was prepared by Hinshaw &amp; Jacobs, LLP

Brief description for the Index Lot 9 and portion of Lot 10, Waughtown Grove, Section 2

**NORTH CAROLINA DEED OF CORRECTION**THIS DEED made this 1<sup>st</sup> day of March, 2006, by and between

GRANTOR	GRANTEE
Michael L. Dixon, unmarried	Scott Wade and wife, Eugenia R. Wade

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 whereas, said Grantor heretofore executed to Grantee a certain deed dated August 7, 2003, and recorded in Book 2387, Page 298, in the office of the Register of Deeds of Forsyth County; and whereas, said deed contained errors in the legal description of the property being conveyed, and said Grantees have requested said Grantor to correct said error and said Grantor has agreed so to do; and whereas, the correct description intended to be attached in said former deed is that hereinafter set out;

Now, therefore, said Grantor, for the purpose of correcting said error, has bargained and sold and by these presents do grant, bargain, sell, and convey unto said Grantee and his heirs and assigns a certain tract or parcel of land lying and being in Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

**FIRST TRACT:** BEING KNOWN AND DESIGNATED as Lot No. Nine (9) as shown on plat of WAUGHTOWN GROVE, SECTION 2, plat of said property being recorded in Plat Book 6, page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

**SECOND TRACT:** BEGINNING at a point at the southeast intersection of a 10 foot alley and Sprague Street; running thence along the east side of said 10 foot alley, South 158.1 feet to a point;

Exhibit B

thence East 44 feet to a point; thence North 165 feet to a point on the south side of Sprague Street; thence along the south side of Sprague Street, West 35 feet to the place of Beginning, being all of Lot No. Ten (10) as shown on plat of Waughtown Grove, Section 2, with the exception of 15 feet off the east side of said lot, plat of said property showing this lot is recorded in Plat Book 6, page 89 in the office of the Register of Deeds of Forsyth County, North Carolina.

The property herein above described was acquired by Grantor by instrument recorded in Book 2205 at Page 4078

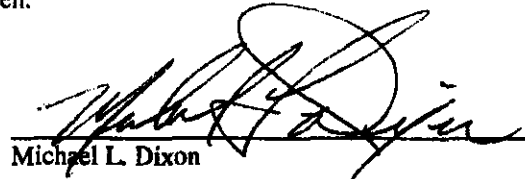
A map showing the above described property is recorded in Plat Book 6 at Page 89

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.

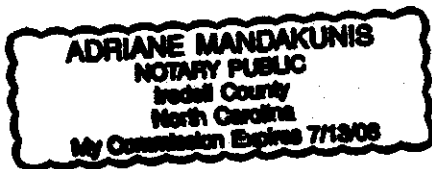
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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

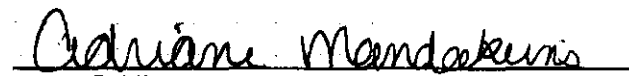
 (SEAL)  
Michael L. Dixon

SEAL-STAMP



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Michael L. Dixon, unmarried Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of March, 2006.

  
Notary Public  
My commission expires: 7-13-2008

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By \_\_\_\_\_  
Deputy/Assistant - Register of Deeds