

**2025025651 00002**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
07/25/2025 08:00:41 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3875  
PG: 4448 - 4450

Prepared by and Mail to: J. Rufus Farrior, 400 W. Fisher Avenue, Greensboro, NC 27401

Excise Tax: NTC Tax Parcel No: 6867-02-5217.000 & 6867-02-91Z2.000

**NORTH CAROLINA QUITCLAIM DEED**

Prepared by and mail to: FARRIOR & ASSOCIATES, 400 W. Fisher Ave, Greensboro, NC 27401

(NO OPINION ON TITLE REQUESTED, RENDERED OR IMPLIED) and

(NO OPINION ON THE ACCURACY OF THE DESCRIPTION)

Brief description for the Index: \_\_\_\_\_

This Deed made this \_\_\_\_\_ day of June, 2025, by and between Grantor and Grantee:

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Grantor:** **JESSE M. FORTIER, and wife, SANDRA D. FORTIER**

737 Conestoga Trail, Winston Salem, NC 27101

**Grantee:** **JESSE M. FORTIER, and wife, SANDRA D. FORTIER, and  
MANTRON DAVIS, unmarried**

737 Conestoga Trail, Winston Salem, NC 27101

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

**Property:** Township of Kemersville, City of Walkertown, County of Forsyth, North Carolina. This property was acquired by Grantor by an instrument recorded in Book 3850, Page 1531; Book 1574, Page 0975; and Book 1574, Page 0984. PB 81 Pg 45.

The legal description of the Property is:

***SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY  
REFERENCE.***

*This property is NOT the primary residence of the Grantors*

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

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

Subject to ad valorem taxes, easements, rights of way and restrictions of record, recorded lien(s) or deed of trust(s) of record, if any.

**Signatures:** Grantor has duly executed the foregoing instrument, as of the day and year first written above.

*Jesse M. Fortier* (SEAL)  
Jesse M. Fortier

INDIVIDUAL

*Sandra D. Fortier* (SEAL)  
Sandra D. Fortier

STATE OF North Carolina - COUNTY OF Forsyth

I, Reyna Escobar, [print name] a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

☐ I have personal knowledge of the identity of the principal(s)

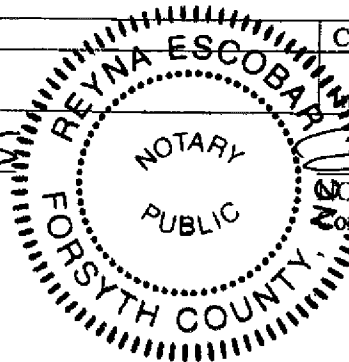
☒ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph.

☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

| NAME              | CAPACITY      |
|-------------------|---------------|
| Jesse M. Fortier  |               |
| Sandra D. Fortier | Individual(s) |

Date: 6/18/25



*Reyna Escobar*  
NOTARY PUBLIC

Commission Expires: May 13, 2029

## Exhibit "A"

Property 1:  
TRACT 1  
0 Windle Gray Lane  
Parcel ID: 6867-02-5217.000

BEGINNING at a pipe in the southern right of way margin of NC Highway 74, said pipe being the easternmost corner of a parcel owned by Larry Wayne Whicker, as per Deed Book 3431 at Page 324 of the Forsyth County Registry; thence along the margin of NC Highway 74 South 58° 42' 44" East 182.56 feet to a point; thence South 01° 08' 39" West 311.09 feet to a pipe; thence North 85° 25' 54" West 370.81 feet to a pipe; thence continuing North 85° 25' 54" West 691.32 feet to a pipe, said pipe having the Ground US Survey Feet coordinates N: 872,194.20 and E: 1,659,707.09; thence along the common line with Whicker North 70° 32' 09" East 964.06 feet to a pipe, said pipe being the point and place of BEGINNING, containing a 5.350 acres more or less, as per unrecorded survey by Survey Carolina, PLLC, titled "Survey for Jesse Fortier & Sandra Fortier" and dated February 20, 2025.

Property 2:  
TRACT 2  
0 Walkertown Guthrie Road  
Parcel ID: 6867-02-9122.000

BEGINNING at a point in the western margin of the intersection of NC Highway 74 and Walkertown-Guthrie Road, said point having a concrete monument with the Ground US Survey Feet coordinates of N:872,130.94 and E: 1,661,248.75; thence along the western right of way margin of Walkertown-Guthrie Road South 49° 22' 27" West 155.60 feet to a concrete monument; thence continuing along the margin South 49° 17' 13" West 149.77 feet to a concrete monument; thence continuing along the margin along a curve to the right having a radius of 800.00 feet and a chord length of 155.47 with a chord bearing South 43° 45' 49" West; thence North 36° 42' 11" West 54.29 feet to a pipe; thence along a curve to the left having a radius of 366.29 feet and a chord length of 99.07 with a chord bearing of North 29° 22' 15" West; thence North 21° 23' 19" West 171.94 feet to a point; thence North 01° 08' 39" East 311.09 feet to a point in the southern right of way margin of NC Highway 74; thence along the margin South 58° 42' 44" East 557.81 feet to a concrete monument, said monument being the point and place of BEGINNING, containing 3.371 acres more or less, as per unrecorded survey by Survey Carolina, PLLC, titled "Survey for Jesse Fortier & Sandra Fortier" and dated February 20, 2025.

Tax Parcel Number: 6867-02-5217.000  
Property Address: Windle Gray Lane, Walkertown, NC 27101