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 FORSYTH CO, NC  
 PRESENTED & RECORDED: 07/02/2002 3:57PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINTE  
 NO TAXABLE CONSIDERATION

BK2263 P2821 - P2823

+Prepared by: James T. Lambie *BOK 106*

Return to: Bell, Davis & Pitt, P.A., P.O. Box 21029, Winston-Salem, North Carolina 27120-1029

STATE OF NORTH CAROLINA )

QUITCLAIM DEED

COUNTY OF FORSYTH )

THIS QUITCLAIM DEED, made and entered into this 20 day of May, 2002 by and between Willard Holden Welsh, Divorced (hereinafter referred to as the "Grantor") and John Henry Bryan (hereinafter referred to as the "Grantee").

### WITNESSETH:

That said Grantor for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, its successors and assigns, all rights, title, claims and interests of the Grantor in and to those certain lots or parcels of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

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

SUBJECT TO that Deed of Trust from Willard Holden Welsh and John Henry Bryan to Cowles Liipfert, Trustee for James R. Snow and Homer I. Snow dated September 16<sup>th</sup>, 1997 and recorded in Book 1964, Page 2366, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land, all improvements thereon and all privileges thereunto belonging to them, the Grantee, its successors and assigns, free and discharged from all rights, title, claims or interests of the Grantor or anyone claiming by, through or under the Grantor.

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.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be properly signed and sealed as of the day and year first above written.

Willard Holden Welsh (SEAL)  
Willard Holden Welsh

STATE OF NORTH CAROLINA )

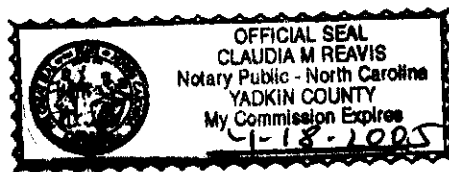
COUNTY OF Forsyth )

I, Claudia M. Reavis, a Notary Public of Yadkin County, State of North Carolina, do hereby certify that Willard Holden Welsh, Divorced, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial stamp or seal, this 20<sup>th</sup> day of May, 2002.

Claudia M. Reavis  
Notary Public

My commission expires: 4-18-2005

[STAMP/SEAL]



The foregoing Certificate(s) of Claudia M. Reavis is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown hereon.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS, FORSYTH COUNTY

By:

[Signature] Assistant/Deputy

Exhibit "A"

All that certain lot, piece of parcel of land situate at the northwest corner of Patterson Avenue (formerly Depot Street) and Third Street, in the City of Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northerly building line of Third Street with the westerly building line of Patterson Avenue (formerly Depot Street), said corner being marked by a piece of iron pipe; and running thence in a westerly direction, along the northerly building line of Third Street, a distance of seventy-two and four-tenths (72.4) feet to the southwest corner of the brick building of Swift and Company, said point being eight and nine-tenths (8.9) feet distant eastwardly from the center of a side track of Southern Railway Company; thence in a northwesterly direction, along the outer face of the westerly wall of said brick building, in a line forming an angle of  $103^{\circ} 30'$  with the said northerly building line of Third Street, a distance of eighty-eight (88) feet to the northwest corner of said brick building; said point being also eight and nine-tenths (8.9) feet distant eastwardly from the center line of a side track of the Railway Company; thence in an easterly direction, along the outer face of the north wall of said brick building, and in a line forming an angle of  $76^{\circ} 30'$  with the course next before described, and running parallel with and eighty-five and fifty-seven hundredths (85.57) feet distant northwardly from the said northerly building line of Third Street, a distance of eighty-one and one-tenth (81.1) feet to the easterly property line of Southern Railway Company; thence in a southeasterly direction, along said property line, twenty-three and seven-tenths (23.7) feet to the point of its intersection with the westerly building line of Patterson Avenue (formerly Depot Street), said point being marked by a piece of iron pipe; thence in a southeasterly direction, along said westerly building line of Patterson Avenue (formerly Depot Street), sixty-five and six-tenths (65.6) feet to the point or place of beginning, SAID parcel of land containing 6956 square feet.

Being a part of the property conveyed to Northwestern North Carolina Railroad Company (predecessor of Southern Railway Company) by deed of The Congregation of United Brethren of Salem and Its Vicinity dated August 18, 1888, recorded in the office of the Register of Deeds for Forsyth County, North Carolina, on the 7th day of September, 1888, in Book No. 30, page 421, and by deed of said the Congregation of United Brethren of Salem and its Vicinity dated March 6, 1941, recorded in the same office in Book 480, page 144, March 10, 1941.