



2024006069 00124
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-28-2024 02:57:33 PM

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

BK: RE 3794
PG: 3569-3572

Prepared By: Erin Woodrum (N.C. State Bar No. 48176) (no title search performed or requested)

Property Address: 4360 Hanover Road, Winston Salem, NC 27127

Mail After Recording To: 4360 Hanover Road, Winston Salem, NC 27127
Mail Future Tax Bills To: 4360 Hanover Road, Winston Salem, NC 27127

No Taxable Consideration

NORTH CAROLINA)
FORSYTH COUNTY) QUITCLAIM DEED

Know all Men by These Presents that ERIN ELIZABETH WOODRUM, Grantor, of Forsyth County, North Carolina, for good and valid consideration, has hereby released and forever quitclaimed TYLER STANLEY WOODRUM, Grantee, of Forsyth County, North Carolina, and his heirs and assigns forever, all such right, title and interest as she may have in or to the following parcel of land lying and being in Forsyth County, State of NC, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE is made pursuant to the provisions of N. C. Gen. Stat. § 52-10 and N.C. Gen. Stat. § 29-30(a)(2) to extinguish any claim by Grantor of any marital interest in the above described property, which shall henceforth be the sole and separate property of the Grantee, and to extinguish any present or future claims of the Grantor for equitable distribution which may arise under N. C. Gen. Stat. § 50-20, et seq. Pursuant to N.C.G.S. § 39-13.3, the parties hereto intend to sever the tenancy by the entireties previously existing between them in relation to the above-described property and to vest title to the property solely in the Grantee. It is the parties' further intent that by this conveyance, the above-described property shall be the separate property of the Grantee, as that term is defined in N.C.G.S. § 50-20.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, other than the following exceptions:

Original to: Tyler Woodrum


1. Restrictive covenants and easement of record.
2. Deed(s) of trust

Grantor hereby waives, releases and quitclaims to Grantee all of her rights under N.C.G.S. § 29-30. As required by N.C.G.S. §52-10, Grantee joins in the execution of this deed for the sole purpose of acknowledging and accepting such waiver, release and quitclaim by Grantor.

THIS DEED is made incident to divorce between the parties, it is for a valuable consideration, and it is the intent of the parties that the transfer made hereunder be a tax-free transfer pursuant to Section 1041 of the Internal Revenue Code.

TO HAVE AND TO HOLD the above-released premises unto the said **TYLER STANLEY WOODRUM**, his heirs and assigns, to his only proper use and behoof forever, so that neither **ERIN ELIZABETH WOODRUM**, nor any person in her name and behalf shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, **ERIN ELIZABETH WOODRUM** and **TYLER STANLEY WOODRUM** have hereunto set their hand and seal, the 27th day of February, 2024.



ERIN ELIZABETH WOODRUM, Grantor (SEAL)



TYLER STANLEY WOODRUM, Grantee (SEAL)

[NOTARY SIGNATURE PAGE FOLLOWS]

NORTH CAROLINA)
FORSYTH COUNTY)

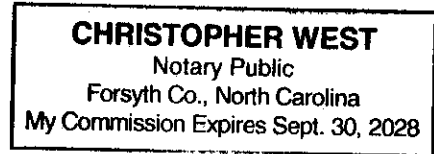
I, Christopher West, a Notary Public of Forsyth County, North Carolina, do hereby certify that **ERIN ELIZABETH WOODRUM**, Grantor, personally appeared before me this day and acknowledged his voluntary execution of the foregoing quitclaim deed.

Witness my hand and official stamp or seal, this the 27th day of February, 2024.

[Signature]
Notary Public

Christopher West
Typed or Printed Name of Notary Public

My commission expires: 9-30-2028



NORTH CAROLINA)
FORSYTH COUNTY)

I, Christopher West, a Notary Public of Forsyth County, North Carolina, do hereby certify that **TYLER STANLEY WOODRUM**, Grantee, personally appeared before me this day and acknowledged her voluntary execution of the foregoing quitclaim deed.

Witness my hand and official stamp or seal, this the 27th day of February, 2024.

[Signature]
Notary Public

Christopher West
Typed or Printed Name of Notary Public

My commission expires: 9-30-2028

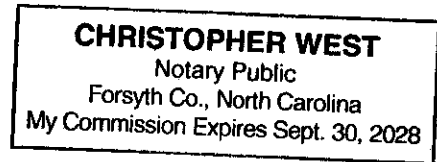


EXHIBIT A

BEGINNING at an iron stake in the Southwestern corner of the property of R. Frank Miller, Jr. and wife, Cynthia Miller (see Deed Book 1733, Page 3031, Forsyth County Registry; being also known as Forsyth County Tax Block 3892, Tax Lot 39J); running thence South 82 degrees 41 minutes 52 seconds East 358.82 feet to an iron; thence South 04 degrees 47 minutes 51 seconds West 456.0 feet to an iron; thence South 40 degrees 47 minutes 04 seconds East 554.60 feet to an iron; thence South 16 degrees 58 minutes 20 seconds East 298.06 feet to an iron in the Northern margin of a private easement described at Deed Book 1845, Page 1065, Forsyth County Registry; thence with the Northern margin of said easement South 74 degrees 55 minutes 27 seconds West 375.00 feet to a point at the Western terminus of said easement; thence South 74 degrees 55 minutes 27 seconds West 485.24 feet to an iron; thence with the Eastern line of the property of Wake Forest University (see Deed Book 1639, Page 4080, Forsyth County Registry) North 02 degrees 41 minutes 37 seconds East 672.50 feet to an iron; thence with the Eastern line of the property of John A. Glass, Jr. (see Deed Book 1571, Page 876, Forsyth County Registry) North 02 degrees 40 minutes 14 seconds East 124.75 feet to an oak stump; thence with the Eastern line of the property of Grace F. Davis (see Deed Book 1518, Page 304, Forsyth County Registry) North 02 degrees 22 minutes 31 seconds East 632.93 feet to an iron; the point and place of **BEGINNING**, Containing 16.062 acres more or less. All according to a survey by David Bradley Coe, RLS, dated October 24, 1994; Drawing No. 94119.

The above described tract is a portion of the Tax Block 3892; Tax Lot 39L which is a part of the 44.38 acre tract described in Deed Book 1149, Page 058, Forsyth County Registry.

The above described tract is subject to an easement and road maintenance agreement recorded in Deed Book 1845, Page 1065, Forsyth County Registry.

The above described tract is further subject to a thirty (30) foot waterline easement in favor of the City of Winston-Salem described as follows:

BEGINNING at a point in Gary D. Fultz's Westerly property boundary with Mary Elizabeth L. Reich; said point being North 00 degrees 09 minutes West 71.80 feet from a common corner of Mary Elizabeth Reich and Gary D. Fultz marked by an iron pipe; thence crossing Gary D. Fultz's property North 63 degrees 51 minutes East 1471.59 feet to a point in Gary D. Fultz's Easterly property boundary with Donald L. James and Judy James Cookerham; said point being North 00 degrees 11 minutes East 316.31 feet from a corner of Gary D. Fultz marked by an iron pipe in Donald L. James and Judy James Cookerham's line. This description is taken from a memorandum from the City/County Utilities Division, Waterworks Improvements and describes a 1471.59 linear foot, thirty (30) foot wide permanent easement as shown on WS/910-B prepared by W.M. Piatt and Company and is on file in the Department of Public Works, City Hall, Winston-Salem, North Carolina. Recorded in Deed Book 1332, Page 1262, Forsyth County Registry.

For back title on the tract described above see Deed Book 1149, Page 058; Deed Book 740, Page 297; Deed Book 699, Page 294; Deed Book 699, Page 292; Deed Book 178, Page 010 (Joseph F. James died in 1951; his wife Sandle P. James died in 21 August 1953; her intestate heirs conveyed to David E. Fultz and wife, Ellar Mae James Fultz at Deed Book 699, Page 292), Forsyth County Registry.

PIN 6802-83-3658.000 and

PIN 6802-84-0272.000