



**2016008412 00112**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 03-09-2016 03:55:39 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY

**BK: RE 3275**

**PG: 645-647**

Drafted by: Bryan C. Thompson, Esq. *Box 53*

RECORDING TIME

No Title Search Requested Or Performed By  
 Drafting Attorney

Excise Tax

Probate and filing fee \$ \_\_\_\_\_ paid

Tax Block: 2996 Lot: 030 Parcel Identifier No.: 6838-01-6163.00

Property Address: Fifty Two Hwy, Winston-Salem, NC

Mail after recording and future tax bills to: Grantee at 3160 Karl Road, West Palm Beach, FL 33406

## NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this *4th* day of March, 2016, by and between

| GRANTOR                                      | GRANTEE                                     |
|----------------------------------------------|---------------------------------------------|
| Jethro B. Majette, III                       | Q and M Properties                          |
| 1872 NW San Souci Street<br>Stuart, FL 34994 | 3160 Karl Road<br>West Palm Beach, FL 33406 |

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, in consideration of ten dollars (\$10.00) and other valuable considerations to him paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee, forever, all right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina, more particularly described as follows:

Lying and being in Winston Township and beginning at a  $\frac{3}{4}$ " existing iron rod, said iron rod being located at the Northeast corner of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163), being located in the West line of Tax Lot 035 of Block 3040 (Pin # 6838-11-3246.00), being located S 00°06'01"W 3.66' from the Southwest corner of Tax Lot 006 of Block 6342 (Pin # 6838-11-3345.00), being located approximately S 86°57'10"E 532.03' from a point at the centerline of Manning Wood Drive in the Northern line of the herein described lot, being located S 86°57'10"E 192.00' from the Eastern most point of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00), and being located at the point and place of BEGINNING.

Running thence with the West lines of Tax Lots 33 (Pin # 6838-11-3043.00), 34 (Pin # 6838-11-3145.00), and 35 (Pin # 6838-11-3246.00) of Block 3040, S 00°10'43"E 353.93' to a half inch existing iron pipe in concrete in the North line of Tax Lot 018H of Block 2996 (Pin # 6838-10-2981.00);

Running thence with the North line of said lot, S 89°52'21"W 100.04' to a one and one half inch existing iron pipe located at the Northwest corner for Tax Lot 018H of Block 2996 (Pin # 6838-10-2981.00 and Northeast corner of Tax Lot 018F of Block 2996 (Pin # 6838-00-8305.00);

Running thence with the North line of Tax Lot 018F of Block 2996 (Pin # 6838-00-8305.00) S 89°42'11"W 439.14' to a point in the center line of the gravel driveway and 144.91 more feet for a total of 584.05' to a  $\frac{5}{8}$ " existing iron pipe at the North east corner of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00);

Running thence with North line of said lot S 89°27'57"W 129.97' to a stone found at the Northwest

corner of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00);

Running thence with West line of said lot S 00°08'46"E 82.51' to a 5/8" pipe at the Northeast corner of Tax Lot 204B of Block 2996 (Pin # 6828-90-8407.00);

Running thence with the North line of said lot N 89°39'18"W 249.42' to a flat bar found in the East line of Tax Lot 105A of Block 2996 (Pin # 6828-90-6809.00);

Running thence with the East line of said lot N 01°30'41"E 257.07' to a point in the center of the gravel driveway and continuing 238.35' for a total distance of 495.42' to the 2" existing iron pipe located at the Southwest corner of Tax Lot 010D of Block 2994 (Pin # 6838-01-4368.00);

Running thence with the South line of said lot S 86°57'23"E 518.53' to a point in the center of the Southern terminus of Manning Wood Drive;

Continuing from the South terminus of Manning Wood Drive and the South line of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00) S 86°56'57"E 340.03' to a 1-1/4" existing iron pipe at the Eastern most point of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00);

Running thence with the South line of Tax Lot 011F of Block 2994 (Pin # 6838-11-0329.00) S 86°56'57"E 192.00 to a 3/4" existing iron rod located at the point and place of BEGINNING.

The property described above contains 425,953 square feet (9.779 acres) and is known as Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00). This legal description is based on a survey map prepared by Kale Engineering titled Boundary Survey For Jeff Majette, dated 11/23/15, revised 12/7/15, and numbered 09078.

**SAVE AND EXCEPT AND SUBJECT TO THE FOLLOWING EASEMENT:**

Lying and being in Winston Township and beginning at a point in the center of the Southern Terminus of Manning Wood Drive located in the North line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00), said point being located

S 86°57'23"E 518.53 from the 2" existing iron pipe at the Southwest corner of Tax Lot 010D of Block 2994 (Pin # 6838-01-4365.00), being located 1-1/4" existing iron pipe located at the Easternmost point of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00), and being located at the point and place of BEGINNING.

Running thence with the centerline of the existing gravel driveway across Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00) away from the Southern terminus of Manning Wood Drive S 65°31'34"W 101.51865 to a point located at the intersection of the centerlines of 2 gravel driveways;

Continuing thence with said driveway S 68°28'08"W 106.66' to a point in the center of the gravel driveway;

Thence S 65°57'38"W 84.93' to a point in the center of the driveway;

Thence S 65°59'55"W 76.82' to a point in the center of the driveway;

Thence S 67°58'16"W 76.99' to a point in the center of the driveway;

Thence S 69°24'34"W 72.32' to a point in the center of the driveway;

Thence S 78°23'33"W 46.61' to a point in the center of the driveway, where the easement ends at the West property line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00)

Beginning again at the intersection of the centerlines of 2 gravel driveways listed above in this same description and running thence with the centerline of the other gravel driveway S 25°22'40"E 112.23' to a point in the center of the driveway;

Thence S 17°55'33"E 75.37' to a point in the center of the driveway;

Thence S 06°21'43"E 111.66' to a point in the center of the driveway;

Thence S 06°21'43"E 46.13' to a point in the center of the driveway;

Thence S 13°53'03"W 13.21' to a point in the center of the driveway, where the easement ends at the South property line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00).

The legal description given above is based on a map prepared by Kale Engineering titled Planning Map For Jeff Majette, dated 11/23/15, revised 12/07/15, and numbered 09078.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them.

All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of the Grantor.

The purpose of this deed is to vest in the Grantee all right, title, and interest of the Grantor in the herein conveyed property.

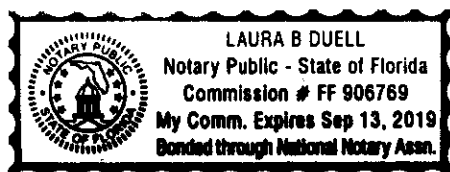
IN WITNESS WHEREOF the Grantor has set their hands and seals, the day and year first above written.

Jethro B. Majette III (seal)  
Jethro B. Majette, III

STATE OF FLORIDA  
COUNTY OF Palm Beach }

I, Laura B. Duell, a Notary Public of Palm Beach County, Florida, certify that Jethro B. Majette, III, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 4<sup>th</sup> day of March, 2016.



(SEAL)

Laura B. Duell  
(print name)  
Notary Public

My Commission Expires: 9/13/2019