



2016027847 00286
FORSYTH CO, NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
07-18-2016 04:22:44 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3297
PG: 2588-2590

Drafted by: Bryan C. Thompson, Esq.

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 555 Manning Wood Drive, Winston-Salem, NC 27105.

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 14th day of July, 2016, by and between

GRANTOR	GRANTEE
Q & M Properties, LLC, also known as Q and M Properties	Momir Markovic, unmarried
3160 Karl Road West Palm Beach, FL 33406	555 Manning Wood Drive Winston-Salem, NC 27105

ENVELOPE

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 it 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 ¾” 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 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;

My Commission Expires: FF 058622