



2015006359 00062

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-26-2015 01:17:24 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: GAIL K PARHAM

DPY

BK: RE 3218

PG: 1633-1635

Excise Tax NTC

Do NOT write above this line

Recording: Time, Book & Page

NORTH CAROLINA QUITCLAIM DEED

Tax Parcel Number: 6857-71-2906.00 (Block 3254, Lot 012C)

This instrument prepared by: Kangur & Porter, LLP (Box 76)

After Recording Mail to Grantee: 4680 Reidsville Rd., Winston-Salem, NC 27101

Brief Description for the index: 1.71 Acres +/- Reidsville Rd.

This Deed made this 24th day of February, 2015, by and between Grantor and Grantee:

Grantor: MONIQUE RENEE PERRIN-MACHADO, unmarried

Mailing Address: 11115 Whitlock Crossing Ct., Charlotte, NC 28273

Grantee: JAMES G. MACHADO, unmarried

Mailing Address: 4680 Reidsville Rd., 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: Town of Winston-Salem, Township of Winston, County of Forsyth County.

This property was acquired by Grantor by an instrument recorded in Book 2953, Page 1387, County.

A map showing the property is recorded in Plat Book , Page , County.

The legal description of the Property is:

SEE EXHIBIT A ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE

Property Address: 4680 Reidsville Rd., Winston-Salem, NC 27101

This conveyance is made subject to restrictions, easements and right of ways of record, if any.

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.

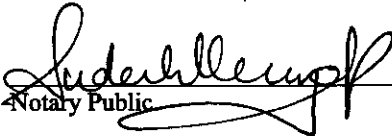
Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

 (SEAL)
Monique Renee Perrin-Machado

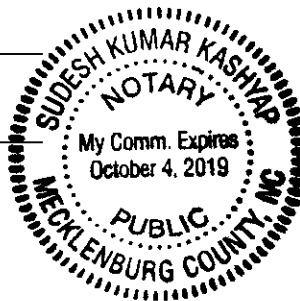
State of North Carolina, Mecklenburg County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Monique Renee Perrin Machado.

Date: Feb. 24, 2015


Notary Public

SUDESH KUMAR KASHYAP
Printed or typed name of notary public



My Commission Expires: OCT 4, 2019

EXHIBIT A

BEGINNING at an established iron pin within the eastern right of way of U.S. Highway 158, said existing iron pipe being the western corner of the Theresa M. Gagan property as described in Deed Book 1650, Page 144, Forsyth County Registry where said Gagan property intersects within the said right of way of U. S. Highway 158; thence along said Gagan property crossing the eastern right of way of said U. S. Highway 158 South 36° 25' 00" East 308.45 feet to an existing iron pipe; thence continuing with said Gagan property North 68° 00' 00" East 95.36 feet to an existing iron pipe in the M. M. Westmoreland Heirs property; thence with said Westmoreland Heirs property South 05° 40' 23" West 345.00 feet to an existing iron pipe in the Charles E. Robertson property as described in Deed Book 1337, Page 272, Forsyth County Registry; thence with said Robertson property crossing the branch, North 37° 41' 23" West 487.06 feet to an axle; thence North 24° 41' 00" East 65.95 feet to an existing pipe; thence North 19° 11' 16" West, crossing the eastern right of way of U. S. Highway 158 60.40 feet to an existing iron pipe within said right of way; thence North 44° 35' 46" East 75.00 feet to the point and place of BEGINNING, being 1.71 acres, more or less, according to an unrecorded map or plat by Larry L. Callahan, R. L. S., dated August 30, 1990.

Tax Parcel Number; 6857-71-2906.00 (Block 3254, Lot 012C)

Property Address: 4680 Reidsville Rd., Winston-Salem, NC 27101