



2017006439 00203

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$20.00

PRESENTED & RECORDED:
02-17-2017 04:47:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3333

PG: 290-292

RECORDING REQUESTED BY:

Sitna Sarai Ortiz Romero

INSTRUMENT PREPARED BY:

Denise Richardson
1641 Hawcrest Lane
Winston Salem, NC, North Carolina 27127

(Above reserved for official use only)

RETURN DEED TO:

original to:
Sitna Sarai Ortiz Romero
1260 Tobaccoville Road
Rural Hall, North Carolina 27045

SEND TAX STATEMENTS TO:

Sitna Sarai Ortiz Romero
1260 Tobaccoville Road
Rural Hall, North Carolina 27045

Tax Parcel/APN # 6837-68-9673.000

QUIT CLAIM DEED FOR NORTH CAROLINA

STATE OF NORTH CAROLINA

DATE: December 19, 2016

COUNTY OF FORSYTH

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$10,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby quitclaims to the below-named grantee (hereinafter "**Grantee**") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 1118 Motor Road, Winston Salem, Forsyth county, North Carolina 27105 (the "**Property**").

Legal Description: DEED BOOK 1911 PAGE 816 PARCEL # 6837-68-9673.000

Grantor: Denise Richardson
Marital Status: Not married
Address: 1641 Hawcrest Lane
Winston Salem, NC, North Carolina 27127

Grantee: Sitna Sarai Ortiz Romero
Marital Status: Not married
Address: 1260 Tobaccoville Road
Rural Hall, North Carolina 27045

Vesting Information / Property Interest: Sitna Sarai Ortiz Romero receives the property from Grantor in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on December 19, 2016.

Grantor (or authorized agent)
Signed: *Denise Allen*
Print Name: DENISE ALLEN

Witnesses

On this the 19 day of Dec, 2016, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

_____ (names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

Signed: *Sunny N. Ortiz Romero*
Dated: Dec. 19. 2016
Print Name: Sunny N Ortiz Romero
Address: 1260 Tobaccoville Rd Rural Hall NC 27045

SECOND WITNESS

Signed: *Sara Romero d/s*
Dated: Dec - 19 - 2016
Print Name: Sara Romero d/s
Address: 1260 Tobaccoville Rd Rural Hall. N.C. 27045

Notary Public

STATE OF NORTH CAROLINA

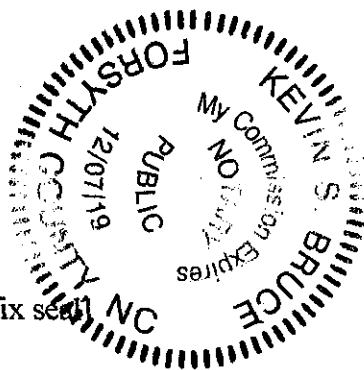
COUNTY OF FORSYTH

On this the 19 day of 12, 2016, the foregoing QUIT CLAIM DEED, entered into as of December 19, 2016, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Denise Allen

(names of signatories).

WITNESS my hand and official seal.



PRINT: Kevin S Bruce [Affix seal]

SIGN: [Signature] My Commission Expires: 12-7-19

NOTARY PUBLIC

Instructions for Your Quit Claim Deed

Quit claim deeds are useful for quickly and easily transferring title to real estate to a new owner. Review the following instructions for additional help completing your deed.

Number of Grantors and Grantees

Remember, the Grantor is the party that owns the property and is selling or transferring title to the Grantee. Both Grantors and Grantees may be either individuals or business entities. LegalNature's quit claim deed allows up to 10 Grantors and 10 Grantees.