

2018003924 00140

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
02/02/2018 04:31:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3389

PG: 845 - 846

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6828-60-6012.000**

Mail after recording to: Grantee: 3615 Cash Drive Apt P, Winston-Salem, NC 27107

This instrument was prepared by: Bunch & Associates, PLLC – ****NO TITLE SEARCH PERFORMED OR REQUESTED****

THIS DEED made this 2nd day of February, 2018 by and between

GRANTOR

Mario Fomperosa Poxtan and
Beatriz Ortiz Cruz
3615 Cash Drive, Apt P.
Winston-Salem, NC 27107

GRANTEE

M & Y Properties, LLC
a North Carolina limited liability company

Property Address:
113 Granada Court
Winston-Salem, NC 27105

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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

Being known and designated as Lot No. 21 as shown on the map of GREGORY MANOR, which is recorded in Plat Book 17, Page 4, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3379, Page 122-123, in Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 4, and referenced within this instrument.

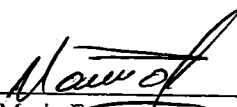
The above described property ☐ does ☒ does not include the primary residence of the Grantor.


TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to easements, rights of way and restrictions of record, if any, ad valorem taxes.

Grantor makes no warranty express or implied concerning the title to the above referenced property.

Title to the property hereinabove described is subject to the following exceptions: Ad valorem tax; restrictions, easements and conditions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.


_____(SEAL)
Mario Pomperosa Poxtan


_____(SEAL)
Beatriz Ortiz Cruz

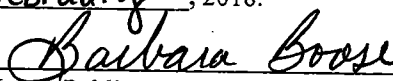
STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Mario Pomperosa Poxtan and Beatriz Ortiz Cruz

Witness my hand and official stamp or seal, this the 2nd day of February, 2018.

My Commission Expires: 10-25-2021



Notary Public

Print Notary Name: Barbara Boose

