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FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$1.00PRESENTED & RECORDED:  
02-24-2020 04:25:13 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3509

PG: 1913-1914

**NORTH CAROLINA QUITCLAIM DEED**Mail after recording to AmenRa Creations, LLC, 2409 N Liberty St. Winston-Salem, NC 27105This instrument prepared by Roderick GistBrief description for the index 3844 Clinard Ave. Winston-Salem, NC 27127original to: George RichardsonTHIS QUITCLAIM DEED made this the 22<sup>nd</sup> day of August, in the year 2019,  
between

by and

**GRANTOR****ROBERT PATRICK RYAN and wife  
JOYCE ANN RYAN****GRANTEE****AMENRA CREATIONS, LLC****3912 ORION CT  
HENRICO, VA 23231****2409 N LIBERTY ST.  
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 may be required by context.

**WITNESSETH**, that said Grantors, for and in consideration of the sum of **ONE (\$1)** dollar(s) and other consideration to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim into the Grantee and his heirs and assigns all right, title, claim, and interest of the said Grantors in and to a certain tract or parcel of land lying and being in the County of **FORSYTH**, and State of North Carolina, in **WINSTON-SALEM** Township, and more particularly described as follows:**Being known and designated as Lots #44 and 45 as shown on the Map of Williard Dale, recorded in Plat Book 4, page 165, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.**Grantor acquired the property hereinabove described by instrument recorded in Book 4 Page 165.A map showing the above-described property is recorded in Map/Cabinet \_\_\_\_\_ at Page \_\_\_\_\_.  
**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges thereunto belonging to him the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantors or anyone claiming by, and through or under them. Title to the property hereinabove described is subject to the following exceptions if any:**ANY AND ALL OF PUBLIC RECORD**

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seal the day and year first above written.

Robert P. Ryan (SEAL)  
Joyce A. Ryan (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF Virginia

COUNTY OF Henrico

I, a Notary Public, of said State and County aforesaid, do hereby certify that

grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a Driver's License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp, this 12 day of February, in the year 2020

KAREN L DODSON  
NOTARY PUBLIC  
REGISTRATION # 200784  
COMMONWEALTH OF VIRGINIA

(seal or stamp) Notary Public Official Signature

Karen Dodson

Notary Printed or Typed Name

My commission expires: 12/31/20

STATE OF Virginia

COUNTY OF Henrico