

**2021008955 00173**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$7.00**

PRESENTED &amp; RECORDED:

02-23-2021 02:38:58 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

**BK: RE 3588****PG: 3519-3520****This QUITCLAIM DEED prepared by Yarazeth Salgado.****NORTH CAROLINA QUITCLAIM DEED**This QUITCLAIM DEED made this the 19<sup>th</sup> day of February, in the year 2021 by and betweenEX Tax \$7.00**GRANTOR****Yarazeth Salgado.****1419 Underwood Ave.****Winston Salem NC 27105.****GRANTEE****Lorenzo Abiel Bonilla****1223 Hattie Ave****Winston Salem, NC 27101**

The designation grantor and grantee as used here in shall include parties, their heirs and assigns and shall include singular, plural feminine, as may be required by context.

Witnesseth that said grantor for an in consideration of the sum of three thousand five hundred dollars and other consideration to them in hand paid, the receipt of which is hereby acknowledge, have remised and released, and by these presents do remise and forever quitclaim into the GRANTEE and his heirs and assigns all right title, claim, and interest of the said GRANTOR and into PLAT 7335 being in the county of **Forsyth** and the state of **North Carolina** and more particularly describes as follows:

Part of Deed Book 3262 Page 73

Part of Tax Parcel: 6843-19-0202

Being a tract or parcel of land situated in Broadbay Township, Winston-Salem, Forsyth; County North Carolina and being described as follows:

Being all of lot 2 of the Minor Subdivision for Yarazeth Salgado recorded in the Forsyth County Register of Deeds as Plat Book 73 Page 35 and further described as follows:

Beginning at a 1/2" iron rod standing 4" above ground level at or near the northern right-of-way line of Glencairn Road, said point also being the southeast corner of said lot 2 with NAD 83(2011) grid coordinates of N=838830.805 and E=1641020.268; said point also being the southwestern corner of Taryton Thacker (Deed Book 2860 Page 2430), thence from said beginning point and with the northern right-of-way line of Glencairn Road the following 2 courses and distances; South 74 degrees 24 minutes 46 seconds West for a distance of 21.70' to an existing iron pipe, South 83 degrees 24 minutes 40 seconds West for a distance of 140.08' to an existing 1/2" iron stake 2" above ground level, the southeastern corner of Juan Vasquez (Deed Book 3445 Page 3095), thence with Vasquez' eastern line North 02 degrees 23 minutes 17 seconds East for a distance of 184.74' to an existing 1/2" iron rod found

Original to: Lorenzo Bonilla

4" above ground level, thence continuing with the Rebecca Wilborne line (Deed Book 3355 Page 3785) North 02 degrees 21 minutes 51 seconds East for a distance of 352.51' to an existing 4" square stone found 4" above ground level, thence North 02 degrees 26 minutes 44 seconds East for a distance of 84.34' to an existing iron rod, the southwestern corner of lot 1, thence with the following 2 calls of lot 1, North 89 degrees 25 minutes 04 seconds West for a distance of 120.00' to an existing iron rod, North 02 degrees 26 minutes 44 seconds East a distance of 180.00' to an existing iron rod on the southern right-of-way line of Tyler Court, said iron also being the northwestern corner of lot 2, thence with the northern line of lot 2 and Tyler Court North 89 degrees 25 minutes 04 seconds East for a distance of 123.46' to an existing nail found in asphalt, Richard Gray's northwest corner (Deed Book 976 Page 239), thence with the western line of Richard Gray South 00 degrees 32 minutes 06 seconds East for a distance of 562.20' to an existing 1/2" iron rod found 2" above ground level, Taryton Thacker's (Deed Book 2860 Page 2430) northeastern property corner, thence with Thacker's northern line South 77 degrees 53 minutes 10 seconds East for a distance of 140.00' to an existing 1/2" iron rod found 3" above ground level with NAD 83(2011) grid coordinates of N=839020.702 and E=1640995.035, thence with Thacker's western line South 07 degrees 34 minutes 09 seconds East for a distance of 191.57' to an existing 1/2" iron rod found 4" above ground level, the Point and Place of Beginning.

Said property contains 3.56 acres more or less.

Lot 2 grants and conveys lot 1 with the perpetual right and easement of ingress, egress and regress over and upon the 25' access and utilities easement parallel to and following the western property line of Lot 2 from Glencairn Road to the southern line of Lot 1 as shown and depicted on Plat Book 73 Page 35 recorded in the Forsyth County Register of Deeds.

GRANTOR SIGNATURE Yarazeth Salgado

GRANTOR PRINTED NAME Yarazeth Salgado

GRANTEE SIGNATURE Lorenzo Abiel Bonilla

GRANTEE PRINTED NAME Lorenzo Abiel Bonilla

On 2-19-2021 and before me PAMELA PAULING RICHARDSON<sup>a</sup>  
Notary Public, Yarazeth Salgado personally appeared who produced a valid driver's license and/or passport as identification, and as such individual having executed aforementioned instrument of her free and voluntary act and deed.

Witness by hand and official seal of this QUITCLAIM DEED,

Signed, sealed and delivered in the presence of:

Signature of Notary Pamela Pauling Richardson

Printed Name of Notary PAMELA PAULING RICHARDSON

<b>PAMELA PAULING RICHARDSON</b> Notary Public-North Carolina COUNTY OF FORSYTH My Commission Expires: <u>6-22-2025</u>
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After being recorded send to GRANTEE'S address.