

2021017470 00003

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/07/2021 08:12:09 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3599**PG: 3985 - 3986**

Excise Tax: NTC **

NORTH CAROLINA QUITCLAIM DEED

Tax Parcel Number: 5866-41-0038 (Block 4441, Lot 001A)
This instrument prepared by: T. Thomas Kangur, Jr.
After Recording Mail to Grantee: 1011 Brookway West Court, Lewisville, NC 27023
Brief Description for the index: 1.613 acres, Dalton Road

This Deed made this 24 day of March, 2021, by and between Grantor and Grantee:

Grantor: **LONNIE RICHARD BROWN and wife, VERGIE J. BROWN**
Mailing Address: 4733 Southwin Drive, Winston-Salem, NC 27104

Grantee: **ALEENA VIEYRA (unmarried)**
Mailing Address: 1011 Brookway West Court, Lewisville, NC 27023

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:

This property was acquired by Grantor by an instrument recorded in Book 1141, Page 0012, Forsyth County Registry.
The legal description of the Property is:

Beginning at a iron pipe found along Misty Creek Road, a private road, said pipe being South 30 degrees 51' 33" East 301.22 feet from an iron pipe found in the northeast corner of the Nuri Llanaj and Lejda Llanaj property (now or formerly, Deed Book 3426 Page 2244, Forsyth County Registry); running thence the following courses and distances: 1. South 84 degrees 22' 26" East 722.03 feet to a calculated point found in Dalton Road, a 60 foot public right of way; thence South 29 degrees 18' 35" East 52.43 feet to a calculated point in Dalton Road; thence South 26 degrees 01' 35" East 52.43 feet to a calculated point in Dalton Road; thence North 85 degrees 16' 13" West 772.36 feet to an iron rod

set; thence North 01 degrees 26' 09" East 99.97 feet to an iron pipe found, also the point and place of beginning and containing 1.613 acres more or less according to a survey for Aleena Vieyra by Accurate Surveying, PLLC dated December 19, 2019, Job Number 10862, reference to which is hereby made for a more particular description.

Property Address: 0 Dalton Road, Lewisville, NC 27023

**** This deed is recorded to correct the legal description to include the second call of the property line along Dalton Road which was not included in the description attached to the deed recorded in Book 3513, Page 2439, Forsyth County Registry.**

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.

Lonnie R. Brown (SEAL)
Lonnie Richard Brown

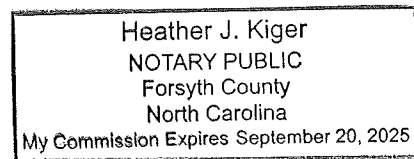
Vergie J. Brown (SEAL)
Vergie J. Brown

State of North Carolina, Forsyth 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: **Lonnie Richard Brown and Vergie J. Brown**

Date: 3-24-21

[Signature]
Notary Public



Heather J. Kiger
Printed or typed name of notary public

My Commission Expires: 9-20-2025