

**2021022628 00203**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 04/30/2021 12:47:29 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3606****PG: 1510 - 1511**

## NORTH CAROLINA QUIT CLAIM DEED

Excise Tax: No Taxable Consideration

Parcel Identifier No.: 6836-04-4875.000; 6827-95-2690.000

Mail/Box to: Box 137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lot No. 49, Congress Heights Development Co.,

Lot Nos.: 24, 25 &amp; 26, Marvin Heights

THIS DEED made 20<sup>th</sup> day of March, 2021 by and between

GRANTORS	GRANTEE
Maria Zepeda f/k/a Maria Luisa Martinez, A single person	Maria Zepeda and Brian Martinez-Gevara Joint Tenants with a Right of Survivorship
<u>Mailing Address:</u> 309 W. Twenty-Third Street Winston-Salem, NC 27105	<u>Mailing Address:</u> 309 W. Twenty-Third Street Winston-Salem, NC 27105
SUBJECT PROPERTY IS THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 309 W. Twenty Third Street Winston-Salem, NC 27105  0 Marvin Boulevard Winston-Salem, NC 27105

No title search ordered nor performed.

The designation Grantors 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 situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

TRACT 1:

BEING KNOWN AND DESIGNATED as Lot 49 as shown on the Map of Congress Heights Development Co., as recorded in Plat Book 3 at Page 68(2), in the Office of the Register of Deeds of Forsyth County, N.C., to which map reference is hereby made for a more particular description.

TRACT 2:

BEING KNOWN AND DESIGNATED as Lot numbers 24, 25 and 26 of the Map of Marvin Heights, as recorded in Plat Book 3, Page 42A, Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

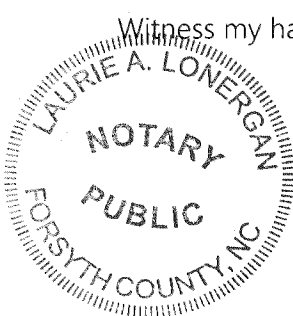
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Maria Zepeda (Seal)  
Maria Zepeda

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State of North Carolina     )  
  )  
County of Forsyth         )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Maria Zepeda** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.



Witness my hand and Notarial stamp or seal this 06 day of March, 2021.

My Commission Expires: 3.23.2023

Notary Public: Laurie A. Loneragan