



2023003321 00058  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION  
NON-STANDARD DOC FEE \$25.00

PRESENTED & RECORDED:  
02-01-2023 12:18:25 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3738**  
**PG: 4258-4261**

**NON-STANDARD**

### NORTH CAROLINA QUITCLAIM DEED

Mail after recording to: Jacqueline Janet Morales 5919 Hunters Crossing Ln Charlotte, NC 28215

This instrument prepared by: Jacqueline Janet Morales 5019 Hunters Crossing Ln Charlotte, NC 28215

Brief description for the index: **See Exhibit A**

THIS QUITCLAIM DEED made this 20 day of January in the year 2023, by  
and between

**GRANTOR**

**GRANTEE**

Diana Almeida, a married individual  
Residing at 2606 Foxworth Dr.  
Monroe, NC 28110

Jacqueline Janet Morales, a single individual  
Residing at 5919 Hunters Crossing Ln.  
Charlotte, NC 28215

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 \$1.00 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 of 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:

**See Exhibit A**

Grantor acquired the property hereinabove described by instrument recorded in Book **RE 3720** at Page **281-283**.

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**

Original to: Jacqueline Morales

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

Signed in the presence of:

Felix Reyes - Almeida

Signature

Diana Almeida

Diana Almeida

Felix Reyes - Almeida

Name

**Spousal Acknowledgement**

I, Yovani Almeida of Union County, spouse of Diana Almeida, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Yovani

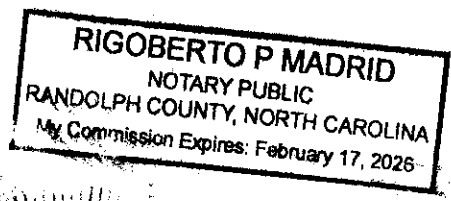
STATE OF NORTH CAROLINA

COUNTY OF Randolph

I, Rigoberto P. Madrid, a Notary Public of the aforesaid County and State, certify that Diana Almeida, Yovani, the Grantor's spouse, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20<sup>th</sup> day of January 2023.

My commission expires: 2/17/2026

Notary Public [Signature]



Grantor Acknowledgement

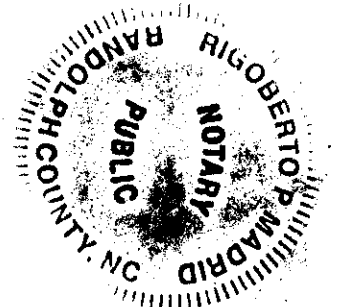
STATE OF NORTH CAROLINA

COUNTY OF Randolph

I, Rigoberto P. Madrid Notary Public of the aforesaid County and State, certify that Diana Almeida, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20<sup>th</sup> day of January 2023.

My commission expires: 2/17/2026  
Notary Public [Signature]

RIGOBERTO P MADRID  
NOTARY PUBLIC  
RANDOLPH COUNTY, NORTH CAROLINA  
My Commission Expires: February 17, 2026



**Exhibit "A"**

Being all of Lot 4, "Wachovia Development Company," Plat Book 8, Page 81(2). Forsyth County Registry.

Address: 725 E. Devonshire Street, Winston Salem, NC 27101

Parcel Identifier No. 6834-85-4638000