

2023028384 00151

FORSYTH COUNTY NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED

08/18/2023 01:55:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3768

PG: 4339 - 4342

QUITCLAIMDEED

Excise Tax: \$0.00

PIN: 6843-19-3996

PIN: 6843-08-8911

Mail after recording to: Jeyson Renieri Pineda Morales,
3509 Old U.S. 421, Yadkinville, NC 27055

This instrument was prepared by: Hampton Law, PLLC,
P.O. Box 380, Yadkinville, NC 27055

Brief Description from the Index: 0.16 acres, more or less at 3506 Tyler St, Winston-Salem, NC 27107; 0.47 acres, more or less at 0 Glencairn Rd., Winston-Salem, NC 27107

NO TITLE SEARCH – DEED PREP ONLY

THIS DEED made this 18th day of August, 2023, by and between

GRANTOR

Orlando Banos Palacios and spouse, Alma Angelica
Ramirez Hurtado

1041 Poor Boy's Trail
Yadkinville, NC 27055

GRANTEE

Jeyson Renieri Pineda Morales

3509 Old U.S. 421,
Yadkinville, NC 27055

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 required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released, and by these presents does remise, release, convey, and forever quitclaim unto Grantee all right, title, claim, and interest of the said Grantor in and to that certain lot or parcel of land situated in Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described as PIN 6843-19-3996 on 3506 Tyler St. is the primary residence of the Grantors. The property herein described as PIN 6843-08-8911 on Glencairn Rd is not the primary residence of the Grantors.

The property herein described on 3506 Tyler St., PIN 6843-19-3996 was acquired by Grantor by instrument recorded in Book 3254, Page 2412, Forsyth County Registry and further referenced in Book 3333, Page 4291 of the Forsyth County Registry.

The property herein described on Glencairn Rd, PIN 6843-08-8911 was acquired by Grantor by instrument recorded in Book 3682, Page 1914, Forsyth County Registry.

A map showing the above described property at PIN 6843-19-3996 on 3506 Tyler St. is recorded in Plat Book 14, Page 23 (Sheet 3 of 4 Sheets, Easton Revised), and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under Grantor.

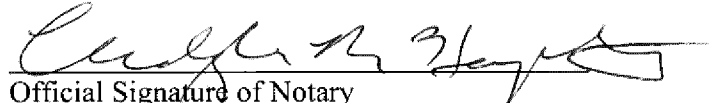
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

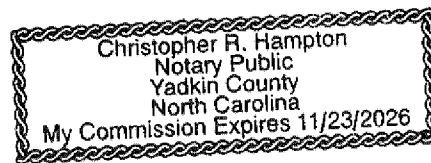
Orlando Banos Palacios (SEAL)
Orlando Banos Palacios

Alma Ramirez Hurtado (SEAL)
Alma Angelica Ramirez Hurtado

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

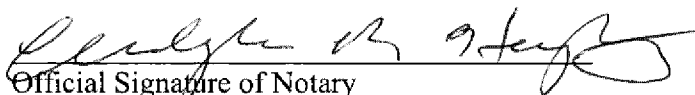
I, Christopher R. Hampton, Notary Public, do hereby certify that **Orlando Banos Palacios** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 18 day of August, 2023.


Official Signature of Notary
My Commission Expires: 11-23-2026



STATE OF NORTH CAROLINA
COUNTY OF YADKIN

I, Christopher R. Hampton, Notary Public, do hereby certify that **Alma Angelica Ramirez Hurtado** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 18 day of August, 2023.


Official Signature of Notary
My Commission Expires: 11-23-2026

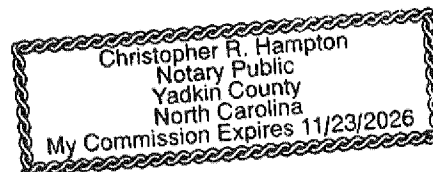


Exhibit "A"

PIN: 6843-19-3996

Property Address: 3506 Tyler St, Winston-Salem, NC 27107

BEING KNOWN AND DESIGNATED as Lot No. 189 as shown on the map of Easton Development, as recorded in Plat Book 14, Page 23 (4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PIN: 6843-08-8911

Property Address: 0 Glencairn Rd, Winston-Salem, NC 27107

Legal Description: Beginning at an iron axle the Southeast corner of Joseph W. Byrd 8 acre tract adjoining the Cicero Jonas (deceased) property; thence running on the Jones & Byrd line North 85 deg. 22 Min. West a distance of 100 ft. to an iron pipe a new corner; thence running on a new line in the Joseph W. Byrd property N 4 deg. 45 min. east 204.45 ft. to another iron pipe; another new corner; thence running on another line in the Byrd and Brindle line; thence running on the line South 4 dg. 45 min. West 19.75 to a stone corner at the bas of a fence post said stone being corner of the G.D. Brindle and the old Jones property in the Byrd and old Jones line to the beginning corner. Parcel contains 0.469 of an acre.

Also a right-of-way for ingress and egress over a strip of land 15 ft. wide beginning at an iron stake the Northeast corner of the above mentioned Joseph W Byrd 8 acre tract an running thence South 4 dg. 00 minutes West a distance of 612.85 ft. to an iron pip the Northeast corner of the above described tract.