



2023040240 00041

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$12.00

PRESENTED & RECORDED:
11-28-2023 09:28:37 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3783
PG: 1253-1256

**NORTH CAROLINA
QUITCLAIM DEED**

Excise Tax: \$12.00	This property _____ is <u>X</u> is not the Grantor's primary residence.
Tax Map No.	Parcel Identifier No. 5981-01-4773.000

Mail after recording to: 5290 Crown Point Dr., Tobacoville, NC 27050
 This instrument was prepared by: Michael R. Bennett, Atty. *No title search or closing performed by draftsman.*

THIS DEED made this 25th day of October, 2023 by and between

GRANTOR

**Emily Raynor (single)
Jessica Raynor McDonald and spouse, Nathan James McDonald**

GRANTEE

James Jason Basaldu and spouse, Mayra Elizabeth Quintana

That said Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does remise, release, convey and forever quitclaim unto the Grantee, his/her heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit "A" incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor through the Will of Sara Thacker Raynor. James William Raynor died testate on February 19, 1998, Estate file 98 E 74 Forsyth County Registry. Sara Thacker Raynor was married to James William Raynor and died testate on February 7, 2017. There are two children born of the marriage, Emily Raynor and Jessica Raynor McDonald. For back deed information see instrument recorded in Book 1685, Page 727, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book *, Page *, and referenced within this instrument.

S:\DIANE\Real Estate\2023 Deeds\Raynor, Emily & McDonald, Jessica\Quitclaim Deed New Form.doc

Original to: James Basaldu

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him/her, the Grantee, his/her heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him/her.

The designation of 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Emily Raynor (Seal)
Emily Raynor

Jessica Raynor McDonald (Seal)
Jessica Raynor McDonald

Nathan James McDonald (Seal)
Nathan James McDonald

NORTH CAROLINA, Stokes 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 therein and in the capacity indicated: Emily Raynor.

Witness my hand and official stamp or seal, this 23 day of October, 2023.

My Commission Expires: July 20, 2028

Justine Gilliland
Notary Public

Print Notary Name: Justine Gilliland

JUSTINE GILLILAND
NOTARY PUBLIC
Stokes County
North Carolina
My Commission Expires July 20, 2028

NORTH CAROLINA, Stokes COUNTY

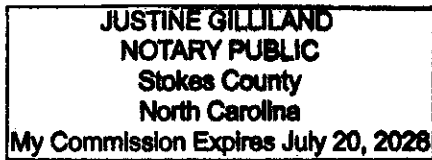
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jessica Raynor McDonald.

Witness my hand and official stamp or seal, this 23 day of October, 2023.

My Commission Expires: July 20, 2028

Justine Gilliland
Notary Public

Print Notary Name: Justine Gilliland



NORTH CAROLINA, Stokes 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 therein and in the capacity indicated: Nathan James McDonald.

Witness my hand and official stamp or seal, this 25 day of October, 2023.

My Commission Expires: July 20, 2028

Justine Gilliland
Notary Public

Print Notary Name: Justine Gilliland

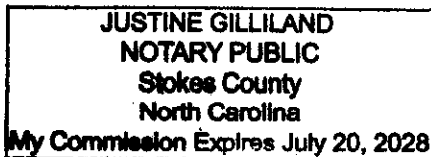


Exhibit "A"

BEGINNING at a iron stake located in the southeast corner of Lot 42 as shown on the plat of Heritage Village, Section 3 recorded in Plat Book 27, Page 96, Forsyth County Registry, said point also being in the west line of the Blanch Bowen property; thence from said beginning point with the south line of Lot 42, South 57 degrees 37 minutes 44 seconds West 307.31 feet to an iron stake in the southwest corner of Lot 42; thence North 74 degrees 26 minutes 02 seconds East 315.08 feet to an iron stake; thence with the west line of Bowen, North 28 degrees 48 minutes 06 seconds West 91.27 feet to the **BEGINNING**, containing 0.3213 acre and being a portion of the property described in Deed Book 793, Page 475, Forsyth County Registry. This description is taken from a survey by James R. Borrow, R.L.S. dated January 2, 1990.

All or a portion of the property hereinabove described was acquired by Grantor through the Will of Sara Thacker Raynor. James William Raynor died testate on February 19, 1998, Estate file 98 E 74 Forsyth County Registry. Sara Thacker Raynor was married to James William Raynor and died testate on February 7, 2017. There are two children born of the marriage, Emily Raynor and Jessica Raynor McDonald. For back deed information see instrument recorded in Book 1685, Page 727, Forsyth County Registry.