



2024000209 00085

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED:
01-03-2024 01:55:51 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3787
PG: 4175-4179

Quitclaim Deed

RECORDING REQUESTED BY Rachel Moore / David Moore

AND WHEN RECORDED MAIL TO:

Rachel Moore, Grantee(s)
David Moore

Consideration: \$ 29,000

Property Transfer Tax: \$ 0

Assessor's Parcel No.: Lot 27, Bonanza Hills

PREPARED BY: David Moore certifies herein that he or she has prepared this Deed.

David Moore
Signature of Preparer

03/Jan/2024
Date of Preparation

David Moore
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 03/Jan/2024 in the County of Forsyth, State of North Carolina

by Grantor(s), Rachel Moore & David Moore
whose post office address is 4959 Westmoreland dr, Winston Salem, NC 27105
to Grantee(s), Louis Alonso Vasquez
whose post office address is 311 Ragland Place Ln, Kernersville, NC 27284

WITNESSETH, that the said Grantor(s), Rachel Moore & David Moore

for good consideration and for the sum of 29,000
(\$ 29,000) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,
Lot 27, Bonanza Hills in Plat Book 22, pg 162

Original to: Louis Vasquez

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Forsyth, State of North Carolina and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

David Moore
Signature of Grantor

David Moore
Print Name of Grantor

[Signature]
Signature of Second Grantor (if applicable)

Rachel Moore
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Luis Vasquez
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of North Carolina

County of Forsyth

On January 3rd, 2024, before me, Chelsea Briana Martinez, a notary public in and for said state, personally appeared, David Moore & Rachel Moore

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

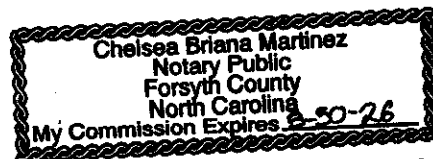
WITNESS my hand and official seal.

Chelsea Briana Martinez
Signature of Notary

Affiant Known _____ Produced ID

Type of ID NM+NC DL

(Seal)



3-30-2026

Exhibit K

2018034202 00204
 FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/31/2018 02:52:12 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY
 BK: RE 3423
 PG: 1121 - 1122

Mail deed and tax bills to Grantee: 4859 Westmoreland Drive, Winston-Salem, NC 27105
 Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 Excise Tax: NTC

Brief description: Lot 27, Bonanza Hills

GENERAL WARRANTY DEED

THIS DEED made this 31st day of August, 2018, by and between:

<p>GRANTOR: RACHEL MABE MOORE (fka Rachel Sue Mabe) and husband DAVID W. MOORE Grantor address: 4859 Westmoreland Drive Winston-Salem, NC 27105</p>	<p>GRANTEE: RACHEL MABE MOORE and husband DAVID W. MOORE Grantee address: 4859 Westmoreland Drive Winston-Salem, NC 27105</p>
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The property conveyed does include the primary residence of the Grantor.

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 Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 27 of Bonanza Hills, a map and plat of which is recorded in Plat Book 22, Page 162 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 913, Page 682, Forsyth County Registry and is designated as Tax PIN 6878-97-1269.00 (Block 5250, Lot 027) on the Forsyth County tax maps.

Property Address: 1952 Ponderosa Drive, Kernersville, NC 27051

Title History: Donald Loyd Mabe and wife, Mary Elizabeth C. Mabe acquired this property by deed recorded November 15, 1965 in Deed Book 913, Page 682, Forsyth County Registry. Mary Elizabeth C. Mabe died in Forsyth County on September 28, 1993. Donald Loyd Mabe died in Forsyth County on February 11, 2007 and his Estate was administered through the Forsyth County Clerk of Courts office in CSC File #07-E-345. The Will of Donald L. Mabe devised this property to his daughter, Rachel Sue Mabe (now Rachel Mabe Moore).

Purpose: The purpose of this Deed is to create a tenancy by the entireties in Rachel Mabe Moore and David W. Moore.

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the 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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Rachel Mabe Moore (Seal)
Rachel Mabe Moore (aka Rachel Sue Mabe)

David W Moore (Seal)
David W. Moore

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 therein and in the capacity indicated:
Rachel Mabe Moore and David W. Moore

August 31, 2018

Place notary seal below this line:

Nanette B. McGee
Notary Public - Nanette B. McGee

NANETTE B. MCGEE
Notary Public - North Carolina
Guilford County

My Commission Expires: September 24, 2020