



2024003196 00127

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$76.00PRESENTED & RECORDED:
02-01-2024 04:03:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTYBK: RE 3791
PG: 1682-1684

NORTH CAROLINA QUITCLAIM DEED

Excise Tax:

Parcel ID Nos.: 6826-84-7472Mail deed/taxes after recording to Grantee: 1109 Leona St., Winston Salem, NC 27107This instrument was prepared by: Jean-Pierre A. MontariolBrief description for the Index: LOT 009 BL1345THIS DEED made this 26 day of December, 2023 by and between

GRANTOR: V+P ENTREPRENEURS, LLC, a North Carolina Limited Liability Company Mailing Address: 2042 Harrison AVE, Winston-Salem, NC 27105	GRANTEE: CARLOS PATRICIO VALENTIN <u>ESPINOZA</u> JPM Property Address: <u>2033 Harrison AVE, Winston-Salem, NC 27105</u>
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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.

WITNESSTH, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee all such right, title and interest as the Grantor has in or to that certain lot or parcel of land situated in FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Original to: Carlos Patricio

TO HAVE AND TO HOLD the above-released premises unto the said Grantee and Grantee's only proper use and behoof forever, so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they will and each of them shall, be these presents, be excluded and forever barred.

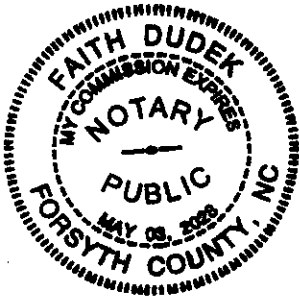
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 V+P ENTREPRENEURS, LLC

JEAN-PIERRE MONTARIOL, COMPANY OFFICER (PRESIDENT)

(SEAL)

SEAL/ STAMP



STATE OF North Carolina COUNTY OF Forsyth

I, Faith Dudek, a Notary Public of Forsyth

County of the State of North Carolina, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: V+P ENTREPRENEURS, LLC Witness my hand and official stamp or seal, this 26 day of December, 2023.

My Commission Expires: 5/3/28
 Public

faithdudek Notary

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at an iron stake on Harrison Avenue at the southwest corner of Lot No.10, running thence eastwardly along the south line of of Lot No.10, 125 ft. to an iron stake on alley, thence Southwardly along the west side of said alley, 50 feet to an iron stake, the northeast corner of Lot No.8, thence westwardly along the north line of of Lot No.8, 125 feet to an iron stake on Harrison Avenue; thence northwardly along the east side of Harrison Avenue 50 ft. to the place of beginning. Being Known and Designated as **Lot No. 9, Block 11**, as shown on the Map of the **NORTH CHERRY STREET DEVELOPMENT**, same being of record in **Plat Book 4 pages 54 and 55**, reference to said plat being made for a more particular description, Forsyth County Registry. The above described property is subject to right of way of the Cherry Street Expressway.

See deed dated October 7, 1966, from Donald R. Billings, Guardian of the Estate of David Lee Gaston, Jr., a minor, to C.C. Lassiter and wife, Esther A. Lassiter, recorded in Deed book 933 at page 130, Forsyth County Registry.

Properties Address:

2033 Harrison AVE. Winston-Salem, NC 27105

Parcel ID No.: **6826-84-7472**