



2024004267 00056
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 02-12-2024 12:15:53 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3792
PG: 2711-2712

Excise Tax \$

Recording Time, Book and Page

Parcel Identifier No. 6833-16-5436.000

***** NO TITLE SEARCH PERFORMED OR REQUESTED******

This instrument was prepared by Lindsay Byers-Wagner, Attorney at Law

Brief Description for the index:

Lot 155 & 156, Williard Dale, PB 4, PG 165
 3761 Hastings Avenue, Winston-Salem, NC 27127

FORSYTH COUNTY, NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 6th day of March, 2023 by and between

GRANTOR

GRANTEE

SHANE MATTHEW GWALTNEY

SONJA MARIE GWALTNEY

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 and by these presents does forever release and forever quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina, more particularly described as follows:

BEING KNOWN AND DESIGNATED, as Lots 155 and 156 as shown on the Map of Williard Dale as recorded in Plat Book 4, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Original to: SONJA GWALTNEY

The property hereinabove described was conveyed to Grantor by deed recorded in Real Estate Book 3343, Page 858 - 859 of The Forsyth County Register of Deeds, identified further as Instrument #: 2017015485.

The above described property is recorded in Plat Book 4, Page 165 and referenced within this instrument.

Which has the address of 3761 Hastings Avenue, Winston-Salem, NC 27127.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantees 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 and each of them shall, by these presents, be excluded and forever barred.

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

By

Shane Matthew Gwaltney
SHANE MATTHEW GWALTNEY

Rowan
NORTH CAROLINA, FORSYTH COUNTY.

I, Rachel H. Melton, a Notary Public of the County and State aforesaid, certify that **SHANE MATTHEW GWALTNEY**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of March, 2023.

My commission expires: 09/22/24 Rachel H. Melton
NOTARY PUBLIC



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____ Deputy/Assistant-Register of Deeds.