

2024009824 00058

FORSYTH COUNTY NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
04/01/2024 08:58:01 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3799
PG: 2099 - 2102

UNITED STATES MARSHALS' QUITCLAIM DEED

This Instrument Prepared by:

Law Offices of David L. Thurston, P.A.
Matthew McComas, Esq.
1 Sanford Avenue
Baltimore, MD 21228

Tax ID/PIN: 6834-76-3602.000

Excise Stamps: \$0.00
Exemption Code: NCGS §105-228.28
Actual Consideration: \$14,400.00
File No. 124250-23
Unimproved; Not Primary Residence

Mail after recording to:

David L. Thurston, Esq.
1 Sanford Avenue
Catonsville, MD 21228

This QUITCLAIM DEED is made this the 25th day of March, in the year 2024, by and between:

GRANTOR

UNITED STATES OF AMERICA
United States Marshals Service, Asset Forfeiture
Division, Room 9054, 1215 S. Clark St.
Arlington VA 22202

GRANTEE

Juan Jose Nava Sanchez,
a married man
810 Woodcote Drive,
Winston-Salem, NC 27107

This instrument prepared by: Matthew McComas, Esq., a licensed North Carolina attorney, without title search
or opinion or tax advice.

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 may be required by context.

WITNESSETH, 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, and forever quitclaim unto
the Grantee, its successors and assigns, all right, title, claim, and interest of the said Grantor in and to a certain
lot or parcel of land parcel of land lying and being in the County of Forsyth, State of North Carolina, and more
particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

submitted electronically by "Crown Title Corporation"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property Address: 2112 Old Lexington Road, Winston-Salem, NC 27107
Parcel ID: 6834-76-3602.000

Grantors acquired the property hereinabove described by instrument recorded in Book 3791, Pages 3243-3246.

A map showing the above-described property is recorded in Map/Cabinet 8, Page 174.

Being part of the same property forfeited to the United States of America pursuant to 21 U.S.C. §§ 853(a) by Final Order of Forfeiture, filed 05/15/2018, in the Case styled *United States of America v. Irma Alvarado Roman (also known as Irma Alverado Roman)*, Case No. 1:15-cr-00083, decided in the United States District Court for the Middle District of North Carolina, and recorded on 02/05/2024, in the Register of Deeds Office for Forsyth County, North Carolina, in Book 3791, Page 3243-3246.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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EXHIBIT A

All that certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth, County, North Carolina and more particularly described as follows:

Beginning at an at iron stake on the West side of Old Lexington Road, the Southeast corner of a lot purchased by Roy Setzer and wife (Deed Book 409, Page 171 and Plat Book 8, Page 174) and running thence along the West side of said road, South 25 feet to a stake; thence north 75 degs., 30 min. West 132.6 feet to a stake; thence North 14 deg. 30 min. East 89 feet to a stake in the South line of Junia Avenue; thence South 75 deg. 30 min. East along the South side of said avenue 8 feet to a point; thence South 14 deg. 30 min West 64 feet to the North side of the large portion of this tract: thence South 76 deg. 30 min. East 128.6 feet to the place of BEGINNING.

Being known and designated as Lots 103 and 211, Block 730 of the Forsyth County Tax Maps and being composed of 4 separate tracts as deeded to C.A. Swaney and wife in Deed Book 472, page 61, 528, page 259, 538, page 318, and 810, page 417 and being owned by Mr. and Mrs. C.A. Swaney until their deaths in 1966 and 1987 respectively and now owned by their daughter Mary Ann Swaney Bunn. See Ex. files 6176 and 6409.

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