

2024011327 00144

FORSYTH COUNTY NC FEE \$26.00  
GIFT DEED  
PRESENTED & RECORDED  
04/11/2024 03:00:56 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3801  
PG: 1396 - 1398

Drafted by: Bryan C. Thompson, Esq.  
Robinson & Lawing, LLP

RECORDING TIME

This instrument prepared by Bryan C. Thompson, a  
licensed North Carolina attorney, delinquent taxes, if any,  
to be paid by the closing attorney to the County tax  
collector upon disbursement of closing proceeds.

Probate and filing fee \$ \_\_\_\_\_ paid

No Title Search Requested Or Performed By  
Drafting Attorney

Excise Tax \$0.00 - Gift Deed

Parcel: 6816-73-7511.00  
Property Address: 3430 Buena Vista Road, Winston-Salem, NC 27106.  
Mail future tax bills to: Grantee at 3430 Buena Vista Road, Winston-Salem, NC 27106.

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 11<sup>th</sup> day of April, 2024, by and between

GRANTOR	GRANTEE
Mary L. Annecelli, Trustee of the Mary L. Annecelli Trust dated September 10, 2019	Mary L. Annecelli, Widow
3430 Buena Vista Road Winston-Salem, NC 27106	3430 Buena Vista Road Winston-Salem, NC 27106

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, in consideration of ten dollars (\$10.00) and other valuable considerations to them 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, forever, all 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:

See Exhibit A attached hereto and incorporated herein by reference.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to them, the Grantee, their 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 them.

All or a portion of the property herein conveyed  X  includes or      does not include the primary residence of the Grantor.

IN WITNESS WHEREOF the Grantor has set their hands and seals, the day and year first above written.

Mary L. Anncelli (seal)  
Mary L. Anncelli, Trustee

STATE OF NORTH CAROLINA                    )  
COUNTY OF FORSYTH                        )

I, M. Alana Marshall, a Notary Public of Davie County, North Carolina, certify that Mary L. Anncelli, Trustee of the Mary L. Anncelli Trust dated September 10, 2010 personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

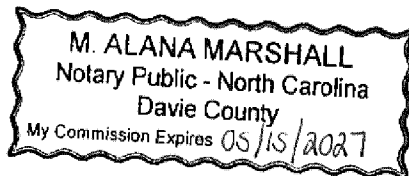
WITNESS my hand and notarial seal, this 11<sup>th</sup> day of April, 2024.

M. Alana Marshall

M. Alana Marshall (print name)

(SEAL)

My Commission Expires: 05/15/2027



**Exhibit A**

Being known and designated as Lot Nos. 33, 34, 35, 36, 37, 38 and 39, Block E, as shown on the Map of Englewood, same being of record in Plat Book 3, Page 56A, in the office of the Register of Deeds, Forsyth County, North Carolina, to which plat reference is made for a more particular description.

The conveyance is made expressly subject to the conditions, restrictions, reservations and easements, of any, duly of record, constituting constrictive notice thereof.