

2024011609 00055

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

04/15/2024 11:35:19 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3801**PG: 3011 - 3013****NORTH CAROLINA QUITCLAIM DEED**

Excise Tax: NTC

Parcel Identifier No. 6887-92-2351

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: 2.80 acres, more or less

THIS DEED made the 15th day of April, 2024, by and between

GRANTOR	GRANTEE
The Monkey Auto Detailing & Restoration, Inc., a North Carolina Corporation	JR Rental Properties, LLC
Grantor Address: 431 Merrells Lake Road Mocksville, NC 27028	Grantee Address: 6341 Inez Lane Kernersville, NC 27284

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 hereby demise, release, and forever quitclaim all 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 by reference.

The property herein described [] is or [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3800, Page 4368, Forsyth County Registry.

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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

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

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

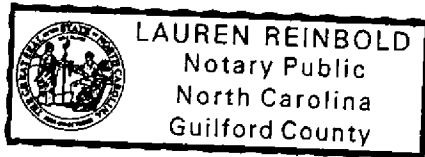
The Monkey Auto Detailing & Restoration, Inc., a North Carolina Corporation

By *Jose Wilfrido Toledo Hernandez* (SEAL)
Jose Wilfrido Toledo Hernandez, President

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jose Wilfrido Toledo Hernandez, President of The Monkey Auto Detailing & Restoration, Inc. personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 15th day of April, 2024.



Lauren Reinbold
Lauren Reinbold Notary Public
My commission expires: 8-17-2028

Exhibit "A"
Property of JR Rental Properties, LLC
0 Lynwood Trailer Park Road

BEGINNING at an iron stake in the East margin of Flynnwood Drive, corner of A.R. Pegg Property; thence with the South line of Pegg South 85 degrees 42 minutes East 336.8 feet to an iron stake; thence continuing with the West line of Pegg South 3 degrees 55 minutes West 262.4 feet to an iron stake; and continuing with Pegg's line South 39 degrees 27 minutes East 121.9 feet to an iron stake corner of H. K. Ragland Heirs; thence a new line with H. K. Ragland Heirs South 82 degrees 25 minutes West 343.87 feet to an iron stake in the East margin of Flynnwood Drive; thence with said East margin North 7 degrees 17 minutes West 430 feet to the BEGINNING: BEING 2.80 acres, more or less, according to a survey by John T. Morgan, dated October 8, 1966; BEING the same property as that described in Deed Book 1001, Page 24 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3800, Page 4368, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6887-92-2351 on the Forsyth County Tax Maps.