



2024020832 00055
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
06-26-2024 10:57:02 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

**BK: RE 3813
PG: 1172-1174**

THIS INSTRUMENT PREPARED BY:
SHIVON PATEL, Esq.
The Principal Law Firm, P.L.
4901 International Parkway, Ste. 1021
Sanford, Florida 32771
(407) 322-3003

Tax Parcel ID No.: 6836-36-1909.000

QUIT CLAIM DEED

This indenture made this 3rd day of JUNE, 2024, by and between:

GRANTOR

GRANTEE

Amy Ross, an unmarried woman
Mailing Address:
1304 Crestmont Ave.
Roseville, California 95661

Scott Brendlinger, an unmarried man
Mailing Address:
1304 Crestmont Ave.
Roseville, California 95661

Denise Marie Korrey, an unmarried woman
Mailing Address:
642 Shropshire Loop
Sanford, Florida 32771

Amy Ross, an unmarried woman
Mailing Address:
1304 Crestmont Ave.
Roseville, California 95661

Scott Brendlinger, an unmarried man
Mailing Address:
1304 Crestmont Ave.
Roseville, California 95661

**All as Joint Tenants with Right of
Survivorship**

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.

Original to: Amy Ross

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, to him in hand paid by Grantee(s), receipt whereof is hereby acknowledged, hereby grants, bargains, and sells the following described land in the City of Winston-Salem, Forsyth County, North Carolina, viz:

BEING LOT NO. 17, SECTION B, AS SHOWN ON THE MAP ENTITLED "BON AIR REALTY COMPANY", MADE BY J. E. ELLERBE, C. E., AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 3, PAGE 25 AND BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. MILLER AND WIFE, MAUDE E. MILLER BY C.T.H. CORPORATION BY DEED DATED MAY 28, 1943 AND RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN THE DEED BOOK 505 AT PAGE 167.

Physical Address: 2826 N. Patterson Avenue, Winston-Salem, North Carolina 27105

Subject property is not the homestead of the grantor within the meaning of NC GS §105-317.2.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3795, Pages 3366 – 3368. A map showing the above-described property is recorded in Plat Book 3, Page 25.

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.

AND the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Enforceable easements, restrictions and rights of way of records
Current Year Ad Valorem Taxes

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first written above.

Signed, sealed, and delivered in the presence of:

Jennifer Wittorff
Signature Witness #1

Print Name: Jennifer S. Wittorff

Address: 1151 Loyola Court
Sanford FL 32771

Amy Ross
Amy Ross, Grantor

Denise Marie Korrey
Denise Marie Korrey, Grantor

Devin Pussard
Signature Witness #2

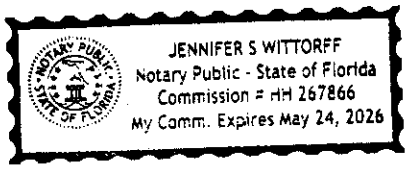
Print Name: Devin Pussard

Address: 1151 Loyola Ct
Sanford FL 32771

Scott Brendlinger
Scott Brendlinger, Grantor

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of June, 2024, by Amy Ross, Denise Marie Korrey and Scott Brendlinger, who are personally known to me.



Jennifer Wittorff
Notary Public

This deed has been prepared without the benefit of a title search and The Principal Law Firm, P.L. does not warrant nor make any representation of the chain of title to the subject property.