

2024031453 00076

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/17/2024 10:54:59 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3826
PG: 2476 - 2478

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$NTC\$

Parcel ID No.: **6833-67-0090.000**Mail deed/taxes after recording to Grantee: **303 Oakdale Street, Winston Salem, NC 27107**This instrument prepared by: **Patti D. Dobbins, Esq.** (No title search was performed or requested)Brief description for the Index: **Block 1390, Lot 102A, Southdale Ave.**THIS DEED made this 16th day of September, 2024 by and between**GRANTOR:****BIANEY HERNANDEZ CAMARILLO**
(unmarried) and **BERNARDINO PEREZ LEON** (unmarried)Mailing Address: 303 Oakdale Street
Winston Salem, NC 27107**GRANTEE:****BP&BH PROPERTIES, LLC** – A North
Carolina Limited Liability CompanyProperty Address: 3810 Southdale Ave.
Winston Salem, NC 27107

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.

WITNESSTH, 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 release and forever quitclaim unto the Grantee(s) all such right, title and interest as the Grantor has in or to that certain lot or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

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

submitted electronically by "Patti D Dobbins, Attorney at 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 hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

By:  (SEAL)
BIANEY HERNANDEZ CAMARILLO

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that BIANEY HERNANDEZ CAMARILLO personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>10th</u> day of <u>September</u> , 2024. My Commission Expires: <u>10/18/2024</u> <u>Wendy B Miller</u> Notary Public
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By:  (SEAL)
BERNARDINO PEREZ LEON

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that BERNARDINO PEREZ LEON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>10th</u> day of <u>September</u> , 2024. My Commission Expires: <u>10/18/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron in the western right-of-way line of Southdale Avenue, said iron being located South 04 degrees 17 minutes 00 seconds West 25.71 feet from an iron at the southeast corner of Lot 11 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, North Carolina, said iron also being the northeast corner of Lot 12 as shown on the aforementioned plat; thence from said beginning point along the west right-of-way line of Southdale Avenue South 04 degrees 17 minutes 00 seconds West 84.64 feet to an iron at the northwest intersection of the right-of-way lines of Southdale Avenue and Tech Avenue; thence along the north line of Tech Avenue North 85 degrees 31 minutes 35 seconds West 107.44 feet to an iron; thence on a new line North 04 degrees 17 minutes 00 seconds East 84.64 feet to an iron; thence continuing on a new line South 85 degrees 31 minutes 35 seconds East 107.44 feet to the point and place of **BEGINNING**, containing 0.20875 acres, more or less, all according to survey of Thomas A. Riccio dated March 10, 2003 and being a portion of Lots 12, 13 and 14 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, north Carolina and being the identical property described in deed recorded in Book 2332 at Page 1432, Forsyth County Registry.

PROPERTY ADDRESS: 3816 SOUTHDAL AVE., WINSTON SALEM, NC 27107

PARCEL ID #: 6833-67-0090.000