

**2024034479 00107**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 10/10/2024 02:13:37 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3830  
 PG: 1749 - 1753

## NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 6826-81-3607

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: Rob Sosower, 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.***(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)**

Brief Description for the Index: Lot 10, Clinard Crest, PB 10 PG 92

THIS DEED made the 8<sup>th</sup> day of October, 2024, by and between

GRANTOR	GRANTEE
<b>Ollie R. Sims Norales and spouse,            Andrew Norales</b>  Grantor Address: <u>21352 E. Homestead DR</u> <u>Red Rock AZ</u> <u>85145</u>	<b>Ola Sims Murrell</b>  Property Address: 1312 Thurmond Street Winston-Salem, NC 27105

*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 [ ] is not the primary residence of the Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 2746, Page 33, 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)*

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

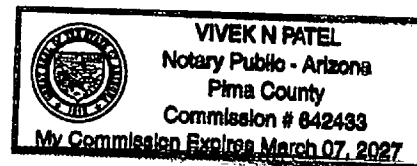
*Ollie R. Sims* (SEAL)  
Ollie R. Sims Norales

STATE OF Arizona  
COUNTY OF Pima

I, the undersigned Notary Public, do hereby certify that Ollie R. Sims Norales 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 08<sup>th</sup> day of September, 2024.

*Vivek Patel*  
*[Signature]* Notary Public  
My commission expires: 03/07/27



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

Andrew Morales (SEAL)  
Andrew Morales

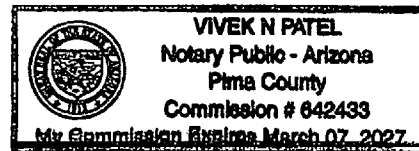
STATE OF Arizona  
COUNTY OF Pima

I, the undersigned Notary Public, do hereby certify that Andrew Morales 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 08<sup>th</sup> day of October, 2024.

Vivek Patel  
[Signature] Notary Public

My commission expires: 03/07/27.



**Exhibit "A"**  
**Property of Ola R. Sims Murrell**  
**1312 Thurmond Street**

BEGINNING at an iron stake on the west side of Thurmond Street, said stake being the southeast corner of Lot No. 11; running thence in a westernly direction along the south line of Lot No. 11 204.7 feet to an iron stake, the southwest corner of Lot No. 11 and Children's Home Property; running thence in a southernly direction along the west line of Lot No. 10 and Children's Home Property 50 ft. to an iron stake, the northwest corner of Lot No. 9; running thence in an easternly direction along the north line of Lot No. 9 211.9 feet to an iron stake in the west line of Thurmond Street; running thence in a northernly direction along the west line of Thurmond St. 50 ft. to the place of beginning. Being all of Lot. No. 10, Clinard Crest, Plat Book 10, Page 92.

The subject property is the same as that property described in Deed Book 2746, Page 33, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6826-81-3607 on the Forsyth County Tax Maps.

*The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*