

**2024038913 00087**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$19.00

PRESENTED & RECORDED:

11-15-2024 11:29:52 AM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3836**PG: 829-831**

Tax Parcel Number: P.I.D. - 6844-23-0267

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED**Prepared By:**

John Guy

After Recording Return To:Lizzet Bonilla
786 Motor Rd.

On August 26, 2023 THE GRANTOR(S),

- James M. Guy, a single person

for and in consideration of: \$9,500.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Lizzet Bonilla, a single person, residing at 786 Motor Road, Winston Salem, Forsyth County, North Carolina 27105

the following described real estate, situated in Winston Salem, in the County of Forsyth, State of North Carolina

Legal Description:

BEING KNOWN and designated as Lot 3 on the map of Gertrude F. Clifton Property, which is recorded in Plat Book 13, at Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is made for a more particular description.

A map showing the property is recorded in Map/Cabinet Plat Book 13, Page 85, Forsyth County.

Original to: Lizzet Bonilla

Derivation: This property was acquired by the Grantor by a General Warranty Deed, dated July 08, 1996 and recorded with the Forsyth recorder, in Book 1909, Page 3415, Forsyth County.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Mail Tax Statements To:

Lizzet Bonilla

786 Motor Rd.

Winston Salem, North Carolina 27105

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 8-26-25

James M. Guy

James M. Guy

5221 Brenda Dr.

Winston Salem, North Carolina, 27017

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH, ss:

On this 26 day of August, 2025, before me,
Karen L. Durham, personally appeared James M. Guy, known to me (or
satisfactorily proven) to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Karen L. Durham
Notary Public

Notary
Title (and Rank)

My commission expires 12-26-2027

