

2024042619 00028

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/17/2024 08:50:19 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3841
PG: 11 - 13

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$NTC\$

Parcel ID No.: **6834-83-2214.000**

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: **Lot 10, Block 20, Wachovia Development Company**

THIS DEED made this 16th day of December, 2024 by and between

GRANTOR:

EVA YOLANDA VARGAS SANTOS (AKA -
Eva Yolanda Vargas Santos) and husband, HORACIO
MARTINEZ CADENA

Mailing Address: 2059 Urban Street
 Winston Salem, NC 27107

GRANTEE:

BP&BH PROPERTIES, LLC – A North
Carolina Limited Liability Company

Property Address: 0 Morsinie St.
 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: Eva Yolanda Vargas Santos (SEAL)
EVA YOLANDA VARGAS SANTOS

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 EVA YOLANDA VARGAS SANTOS 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>16th</u> day of <u>December</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public
	By: <u>Horacio Martinez Cadena</u> (SEAL) HORACIO MARTINEZ CADENA

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 HORACIO MARTINEZ CADENA 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>16th</u> day of <u>December</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public
	By: <u>Horacio Martinez Cadena</u> (SEAL) HORACIO MARTINEZ CADENA

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING Lot Number 10 in Block 20 as shown on the map of Wachovia Development Company recorded in Plat Book 8, Page 81, Forsyth County Registry, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 0 MORSINIE STREET, WINSTON SALEM, NC 27107
PARCEL ID #: 6834-83-2214.000