2025011142 00179

FORSYTH COUNTY NC FEE \$26.00 NO TAXABLE CONSIDERATION PRESENTED & RECORDED 04/07/2025 04:11:57 PM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3856 PG: 4025 - 4029

Drafted by: Bryan C. Thompson, Esq.

RECORDING TIME

This instrument prepared by Bryan C. Thompson, 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.

Probate and filing fee \$____paid

No Title Search Requested Or Performed By Drafting Attorney

Excise Tax NTC

PIN No.: 6824-58-9122

Property Address: 1263 Tredwell Drive, Winston-Salem, NC 27103.

Mail future tax bills to: Grantee.

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 4th day of April , 2025, by and between

GRANTOR

Rajvinder Kaur Chehl, unmarried 432 Blossom Drive Ann Arbor, MI 48103

and Harbax Tina Kaur Singh and husband, Lalit Mohan Verma 316 Parkridge Avenue Chapel Hill, NC 27517

and Avtar Singh and wife, Pawandip Kaur Singh PO Box 87525 Fayetteville, NC 28304

and

Gurprit Singh, unmarried 600 Brentwood Court Winston-Salem, NC 27104 GRANTEE

Gurprit Singh 3rd Party Special Needs Trust, Bryan C. Thompson, Trustee 110 Oakwood Drive, Suite 200 Winston-Salem, NC 27103

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, in consideration of ten dollars (\$10.00) and other valuable considerations to them 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, forever, all right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake on the east side of Wright Street, said iron stake being North 00°28' West 351.40 feet from a concrete monument on the east side of Wright Street where the north line of Deborah Lane extended intersects; running thence with the east side of Wright Street, North 00° 28' West 50 feet to an iron stake; thence running South 89° 54' 50" East 129.51 feet to an iron stake; running thence South 00° 30' 52" East 50 feet to an iron stake; thence North 89° 54' 50" West 129.55 feet to an iron stake in the east side of Wright Street, the point and place of beginning and being the identical property as described in deed recorded in Book 1249, Page 1326, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Submitted electronically by "Kangur & Porter, LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to them, the Grantee, their heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them. All or a portion of the property herein conveyed _____ includes or _X_ does not include the primary residence of the Grantor. GRANTOR, Lalit Mohan Verma and Pawandip Kaur Singh join in the execution of this deed only to release their marital interest in such property, and not as owners thereof. GRANTOR herein are collectively the intestate heirs of Grantor Madho Singh who died intestate in 2020 and has no probate estate. The purpose of this deed is to vest in the Grantee all right, title, and interest of the Grantor in the herein conveyed property. IN WITNESS WHEREOF the Grantor has set their hands and seals, the day and year first above written. Rajvinder Kaur Chehl STATE OF Michigan Borell nell, a Notary Public of Washten wounty, certify that Rajvinder Kaur Chehl personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. WITNESS my hand and notarial seal, this 45^{+} day of MILO BONELL Notary Public - State of Michigan County of Washtenaw My Commission Expires Mar 8, (print name) Acting in the County of Wash tena My Commission Expires: 03-08-2029 (SEAL)

Harbax Tiba Kaun Shyl (seal) Harbax Tina Kaur Singh	Lalit Mohan Verma (seal)	
STATE OF NORTH CAROLINA) COUNTY OF <u>DYAMA</u>)		
voluntarily signed the foregoing document for the purpose		
WITNESS IN Liah Was motarial seal, this	day of April , 2025.	
O O TARY R. Z.	HWaye T. Nguyen (print name) Notary Public My Commission Expires: March 31, 2029	
STATE OF NORTH CAROLINA) COUNTY OF DY MAG >)		
I, Waine T. Ngwen, a Notary Public of Chuthorn County, North Carolina, certify that Lalit Mohan Verma personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.		
WITNESS my hand and notarial seal, this	_day of	
AUBLIC OF	LOWallw T. Nahy M(print name) Notary Public My Commission Expires: March 31, 2029	
M COUNTY		

Avtar Singh (seal)	Pawandip Kaur Singh (seal)	
STATE OF NORTH CAROLINA) COUNTY OF <u>ヒェルほどしみ</u> 込		
I, LOLA A. LEWIS, a Notary Public of County, North Carolina, certify that Avtar Singh personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.		
WITNESS my hand and notarial seal, this3_	_day of	
LOLA A LEWIS NOTARY PUBLIC Cumberland County North Carolina My Comm/Expires AVV 9, 2025	Loca a Lieurs (print name) Notary Public	
(SEAL)	My Commission Expires: NOU 8,2025	
STATE OF NORTH CAROLINA COUNTY OF Zumb Erland I, Lula A BERLAND A Notary Public of Cumb Erla County, North Carolina, certify that Pawandip Kaur Singh personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.		
WITNESS my hand and notarial seal, this	day of AP (I), 2025. Lola a Lola (print name) Notary Public	
(SEAL)	My Commission Expires: NOJ 8, 2025	

Hurput Lift (seal Gurprit Singh)	
STATE OF NORTH CAROLINA) COUNTY OF FOVSY)		
I, AMM W. Commons, a Notary Public of for County, North Carolina, certify that Gurprit Singh personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. WITNESS my hand and notarial seal, this day of April, 2025.		
Amy M Simmons NOTARY PUBLIC Forsyth County, NC My Commission Expires January 07, 2030	Huf W Suite Amy W. Janmon (print name)	
(SEAL)	My Commission Expires: $1/7/2030$	