



2025016159 00104

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-14-2025 02:15:13 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3863

PG: 2051-2053

NORTH CAROLINA QUITCLAIM DEED

Excise Tax:

Tax Parcel Identification Numbers: 6828-52-8949.000

This instrument was prepared by: Frederick Johnson, a licensed North Carolina attorney.
PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.

Return to:

Brief description for Index: Tract # 1, Plat Book 68, Page 171

THIS DEED made this the 14th day of May, 2025 by and between

GRANTOR	GRANTEE
COUNTY OF FORSYTH A political subdivision of the State of North Carolina 201 N. Chestnut Street Winston-Salem, NC 27101	Yesenia A. Avendano Flores 3743 Charles St NW Conover NC 28613

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 good consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, has and by these presents does hereby release and forever

Original to: Yesenia Avendano

quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in the land, subject to all liens and encumbrances of records, being more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

The premises is conveyed by Grantor to Grantee by quitclaim and without any warranty of title whatsoever.

TO HAVE AND TO HOLD such premises unto the said Grantee, to its 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 and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its official name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Commissioners, the day and year first above written.

Forsyth County

By

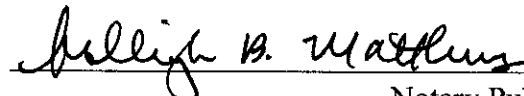

County Manager

STATE OF NC

COUNTY OF Surry

I Ashleigh B. Matthews a Notary Public of the State and County aforesaid, certify that Shantell Robinson personally appeared before me this day and acknowledged that he/she is authorized to execute.

WITNESS my hand and official stamp or seal, this 13 day of May, 2025.


Notary Public

My Commission Expires: 09-08-26

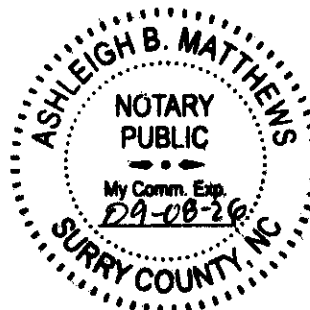


Exhibit A

Subject to all conveyances, encumbrances, and restrictions of record, being all of the .53+/- acres identified as tract #1 as shown on the Plat recorded in Plat Book 68, Page 171 of the Forsyth County Register of Deeds.