

2023031248 00073

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
09/12/2023 11:58:28 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3772
PG: 2276 - 2278

QUITCLAIM DEED

This Instrument Prepared by:
Reginald P. Harrion, Bar #58498
o/b/o National Deed Network
36181 East Lake Road #382
Palm Harbor, FL 34685

Tax ID/PIN: 6853-69-1196.000

Excise Stamps: \$0.00

Order # C-NC870286-2

Mail after recording to:
BTI 1179, LLC
111 West 33rd St. Suite 1901
New York, NY 10120

THIS QUITCLAIM DEED is made by and between:

GRANTOR
CTI 1379, LLC
111 West 33rd St. Suite 1901
New York, NY 10120

GRANTEE
BTI 1179, LLC
111 West 33rd St. Suite 1901
New York, NY 10120

This instrument prepared by: Reginald P. Harrion, a licensed North Carolina attorney, who is not the closing attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

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 may be required by context.

WITNESSETH, that Grantor, for a valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor have in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 6853-69-1196.000
Commonly known as: 3494 Borum Drive, Winston Salem, NC 27107

Grantor acquired the property hereinabove described by instrument recorded in Book 3771, Page 2235.

A map showing the above-described property is recorded in Map/Cabinet 19 at Page 132.

The above-described property is ___/is not X the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging unto the said Grantee free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, and through or under the Grantor.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officer(s), on this the 12 day of Sept, in the year 2023.

CTI 1379, LLC
By [Signature]

Name: MICHAEL DEFRANCESCO

Title: AUTHORIZED SIGNATORY

PINELLAS, COUNTY
STATE OF FLORIDA

I certify that, on this the 12 day of Sept, in the year 2023, the following person(s) personally appeared before me, each acknowledging to me that he or she signed the foregoing document: By MICHAEL DEFRANCESCO, who is the/a AUTHORIZED SIGNATORY of CTI 1379, LLC

[Signature]
Notary Public Official Signature



Notary Printed or Typed Name

My commission expires: _____

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

EXHIBIT A

All that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows

Being Known And Designated as Lot Number 13 of "Hidden Valley, Section One", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 19 at Page 132, reference to which is hereby made for a more particular description.

Parcel ID: 6853-69-1196.000

Commonly known as: 3494 Borum Drive, Winston Salem, NC 27107