



2011005780 00089

FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

02-10-2011 01:23:51 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: C. MCCUMMINGS

DPTY

BK: RE 2989

PG: 1330-1331

Box 114

## NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 6887-51-2742.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW

Mail/Box to: Grantee

This instrument was prepared by: Julie R. Richardson (NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)

Brief description for the Index: Lot 11 "JULIAN POIND, PHASE I"

THIS DEED made this 4th day of February, 2011, by and between

GRANTOR

GRANTEE

RAFAEL ZABALLA AND WIFE,  
MIRTA ZABALLARAFAEL ZABALLA AND WIFE,  
MIRTA ZABALLA AND  
DOUGLAS ZABALLA

Grantor Address:

123 Julian Pond Lane

Kernersville, North Carolina 27284

Grantee Address:

123 Julian Pond Lane

Kernersville, North Carolina 27284

The property conveyed does include the primary residence of the Grantor

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 a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, all that certain lot or parcel of land situated in the City of Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot Number 11 of "JULIAN POND, PHASE I", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 44 at Pages 74 and 75, reference to which is hereby made for a more particular description.**

This property is the same as that described in Deed Book 2259 at Page 4285, Forsyth County Registry and is further known and designated as Tax Lot 11 in Block 5412Y and PIN #6887-51-2742.00 on the Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2609 page 3662.

A map showing the above described property is recorded in Plat Book 44 pages 74 and 75.

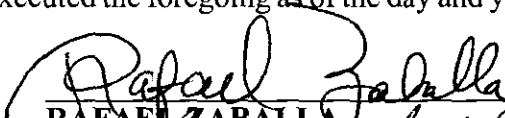
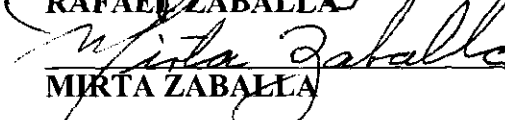
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

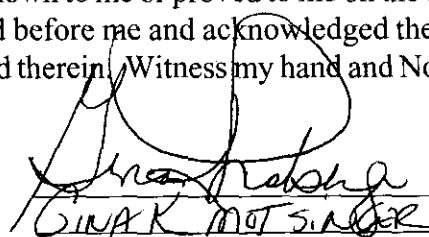
\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

 (SEAL)  
**RAFAEL ZABALLA**  
 (SEAL)  
**MIRTA ZABALLA**

State of NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **RAFAEL ZABALLA AND WIFE, MIRTA ZABALLA**, who are both either known to me or proved to me on the basis of satisfactory evidence to be the persons described, personally appeared before me and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and Notarial stamp or seal this 4<sup>th</sup> day of February, 2011.

  
**GINA K. MOTSINGER**  
Notary Public

My Commission Expires: 9/8/2012

