

**2017007464 00191**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
02/27/2017 03:00:34 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3334**  
**PG: 1015 - 1017**

Excise Tax \$ NO TAXABLE  
CONSIDERATION

Recording Time, Book and Page

Tax Block: \_\_\_\_ Lot: A Parcel Identifier No. 6886-56-2206.00

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2017  
by \_\_\_\_\_

Prepared by and Return to: The Shoaf Law Firm, P.A.  
8414 FALLS OF NEUSE RD RALEIGH, NC 27615  
Brief description for the Index

6886-56-2206.00

**NORTH CAROLINA QUITCLAIM DEED**

THIS DEED made this 22 day of February, 2017 by and between

**GRANTOR**

J. MIGUEL LEON LOPEZ AND WIFE,  
M. SOLEDAD BERNAL LLAMAS  
(who took title as  
MARIA SOLEDAD BERNAL DELEON),  
AND  
JOSE R. LEON-BERNAL,  
joined by spouse,  
LAURA EDITH GIL

**GRANTEE**

J. MIGUEL LEON LOPEZ AND  
M. SOLEDAD BERNAL LLAMAS,  
HUSBAND AND WIFE

121 Green Street  
Kernersville, NC 27284-2683

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Forsyth County, North Carolina and more particularly described as follows:

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:

Beginning at an iron pipe Located in the Southeast Corner of Lot 39 and the Southwest Corner of lot 32 s shown on the map of the Birdie H. Parks property as recorded in Plat Book 6, Page 75, Forsyth County Registry: running thence from said point of beginning

South 39 degrees 01 Minutes 40 seconds East 34.34 feet along the Southern line of lot 32 to an Iron pipe in the Southwest Comer of Lot 31; running thence South 37 degrees 29 minutes 15 seconds East 15.0 feet along the Southern line of Lot 31 to an iron pipe; running thence South 52 degrees 30 minutes 45 seconds West 125.06 feet to an iron pipe the Northeast margin of Green Avenue; running thence along- the Northeast margin of Green Avenue North 37 Degrees 30 minutes West 112.74 feet to an iron pipe; running thence North 58 degrees 42 minutes 30 seconds East 119.0 feet to an iron pipe; running thence South 37 degrees West 112.74 feet to an iron pipe; running thence North 58 degrees 42 minutes 30 seconds East 119.0 feet to an iron pipe; running thence South 37 degree 02 minutes 30 seconds East 50.42 feet to an iron pipe; running thence North 53 degrees 49 minutes 15 seconds East 6.25 feet to an iron pipe; the point and place of beginning, containing 0.29 acres more or less, and being in accordance with a survey prepared by Richard Parks Bennett, dated February 15, 1990. The above described tract, also being all of Lot 58 and part of lots 40,41,42, 43,44, and 59 as shown on the map pf the Birdie H. Parks Property as recorded in Plat Book 6, PAGE 75, Forsyth County Registry

Tax ID/APN#: 6886-56-2206.00

This conveyance is made subject to: (i) ad valorem taxes for the current year, (ii) utility and access easements of record; (iii) restrictive covenants of record, and (iv) zoning or other municipal ordinances.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges thereunto belonging to him, the Grantee, his 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 him.

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.

IN WITNESS WHEREOF, Grantors have set their hands and seals the day and year first above written.

J. Miguel Leon (Seal)  
J. MIGUEL LEON LOPEZ

M. Soledad Bernal Llamas (Seal)  
M. SOLEDAD BERNAL LLAMAS

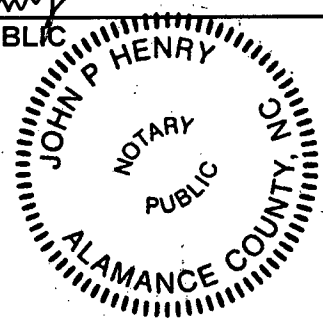
STATE OF NC  
COUNTY OF Forsyth

I, John P. Henry, a Notary Public of Alamance County and State of North Carolina do hereby certify that J. MIGUEL LEON LOPEZ and M. SOLEDAD BERNAL LLAMAS personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 22 day of February, 2017.

[Official Seal]

John P. Henry (SEAL)  
NOTARY PUBLIC

My Commission expires: June 18, 2019



Jose R. Leon (Seal)  
JOSE R. LEON-BERNAL

Laura Edith Gil E. (Seal)  
LAURA EDITH GIL

STATE OF NC  
COUNTY OF Forsyth

I, John P. Henry, a Notary Public of Alamance County and State of North Carolina do hereby certify that JOSE R. LEON-BERNAL and LAURA EDITH GIL personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 22nd day of February, 2017.

[Official Seal]

John P. Henry (SEAL)  
NOTARY PUBLIC

My Commission expires: June 18, 2019

