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FORSYTH COUNTY NC FEE \$26.00

PRESENTED & RECORDED

10/20/2023 11:30:24 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3778

PG: 592 - 599



RENUNCIATION OF PROPERTY & RENUNCIATION OF FIDUCIARY POWERS ACT

Drafted By & Return to: Eric S. Ellison, The Ellison Law Firm



THE ELLISON LAW FIRM
112 North Marshall Street, Winston-Salem, NC 27101

Submitted electronically by "The Ellison Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

Pursuant to the "Renunciation of Property and Renunciation of Fiduciary Powers Act", Chapter 31-B of the North Carolina General Statutes, the undersigned, elects to exercise his or her right to disclaim a partial interest as described below.

On or about September 5, 2002, Pedro Reyna Martinez executed a LEASE WITH PURCHASE OPTION with Rodney L. Beamon, with an option to purchase the property located at 1012 Leona Street, Winston-Salem NC 27107 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 59, 60, and 61 as shown on the map of W. C. Charles Development, as recorded in Plat Book 7, at Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

On July 25, 2018, Pedro Reyna Martinez died intestate and left the following as his only and exclusive heirs:

Maria Martinez Velazquez (wife)
Eloina Martinez Velazquez (daughter)
Bernadino Martinez Velazquez (son)
Angelica Martinez Velazquez (daughter)
German Martinez Velazquez (son)
Esbeyda Martinez Velazquez (daughter)

And Erica Martinez Velasquez (daughter).

As heirs, each one of the above-listed persons has a potential interest in the real estate described above.

Pursuant to applicable law of the State of North Carolina and the Internal Revenue Code of 1986, if applicable, the undersigned hereby renounces and disclaims the property or assets of the deceased described above.

All heirs except Erica Martinez Velasquez, hereby renounce their right knowingly and voluntarily.

This renunciation and disclaimer shall be for all purposes be deemed to relate back to the date of decedent's death and is an irrevocable refusal to accept that property affected hereby.

This the 19th day of September, 2023.

MMV
Signature of Disclaiming Party

Name: Maria Martinez Velazquez

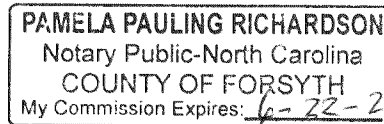
State of North Carolina)
)
County of Forsyth)

I, PAMELA PAULING RICHARDSON, a Notary Public in and for said state and county, do hereby certify that Maria Martinez Velazquez personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this the 19th day of September, 2023.

Pamela Pauling Richardson
Notary Public

My Commission Expires: 6-22-2025



Eloina Martinez Velazquez
Signature of Disclaiming Party

Name: Eloina Martinez Velazquez

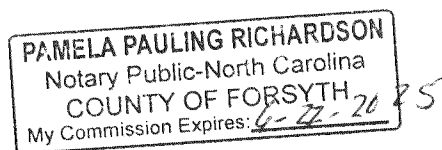
State of North Carolina)
)
County of Forsyth)

PAMELA PAULING RICHARDSON, a Notary Public in and for said state and county, do hereby certify that Eloina Martinez Velazquez personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this the 19th day of September, 2023.

Pamela Pauling Richardson
Notary Public

My Commission Expires: 6-22-2025



Bernardino Martinez Velazquez
Signature of Disclaiming Party

Name: Bernadino Martinez Velazquez

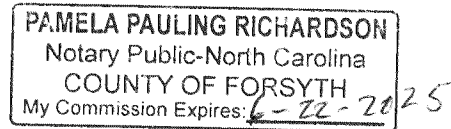
State of North Carolina)
)
County of Forsyth)

I, PAMELA PAULING RICHARDSON, a Notary Public in and for said state and county, do hereby certify that Bernadino Martinez Velazquez personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this the 19th day of September, 2023.

Pamela Pauling Richardson
Notary Public

My Commission Expires: 6-22-2025



Angelica Martinez
Signature of Disclaiming Party

Name: Angelica Martinez Velazquez

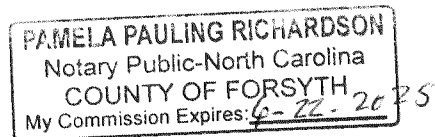
State of North Carolina)
)
County of Forsyth)

PAMELA PAULINE RICHARDSON, a Notary Public in and for said state and county, do hereby certify that Angelica Martinez Velazquez personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this the 19TH day of September, 2023.

Pamela Pauline Richardson
Notary Public

My Commission Expires: 6-22-2025



German Martinez Velazquez
Signature of Disclaiming Party

Name: German Martinez Velazquez

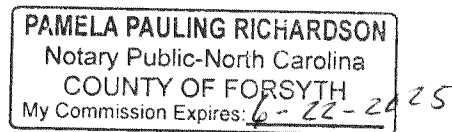
State of North Carolina)
)
County of Forsyth)

PAMELA PAULINE RICHARDSON, a Notary Public in and for said state and county, do hereby certify that German Martinez Velazquez personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this the 19th day of September, 2023.

Pamela Pauline Richardson
Notary Public

My Commission Expires: 6-22-2025



Esbeyda Martinez V.
Signature of Disclaiming Party

Name: Esbeyda Martinez Velazquez

State of North Carolina)
)
County of Forsyth)

I, PAMELA PAULING RICHARDSON, a Notary Public in and for said state and county, do hereby certify that Esbeyda Martinez Velazquez personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and official seal this the 19th day of September, 2023.

Pamela Pauling Richardson
Notary Public

My Commission Expires: 6-22-2025

