



2014004539 00171

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:

02-06-2014 04:06:40 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

BK: RE 3165

PG: 3499-3500

North Carolina General Warranty Deed

Excise Tax: \$50

Mail/Box to: Box 179This instrument was prepared by: Mark J. ChiarelloBrief description for the Index: Lots 1 and 2, Q3 Development

THIS DEED made this 5th day of February, 2014, by and between:

GRANTOR

Q3 Development, LLC
(a/k/a Q3 Development)

GRANTEE

CLAUDIA LIZET UGALDE ESTRADA
57 Peach Grove Ct.
Kernersville, CN 27284

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 and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 1 and Lot 2 as shown on the map of Q3Development, as recorded in Plat Book 51 Page 61 in the Office of the Forsyth County Register of Deeds, Forsyth County, North Carolina.

A map showing the above described property is recorded in Book 51, Page 61.

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.

And the said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

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

Q3 Development, LLC


By: William L. Cannon, Member/Manager
Q3 Development, LLC

State of North Carolina - County of Forsyth

I, Mark J. Chiarello the undersigned Notary Public of the County and State aforesaid, certify that William L. Cannon personally came before me this day and acknowledged that he is a **member/manager of Q3 Development, LLC** a North Carolina limited liability company, and that by authority duly given, he executed the foregoing instrument on behalf of and the act of the Company.

Witness my hand and Notarial stamp or seal, this 5 day of May, 2008. ^{Feb 2014}


 My Commission expires: 11/12/14 ^{m/c}

