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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-22-2016 02:15:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3324

PG: 4253-4254

Original To:

Q & J, LLC

QUITCLAIM DEED

STATE OF North Carolina

COUNTY OF Forsyth

THIS INDENTURE, made the 20th day of January, 2016, between Hui Ling Feng, Married, of 2554 Mid Salem Drive, Winston-Salem, NC 27103, (the "Grantor"), and Q & J, LLC, a NORTH CAROLINA Limited Liability company, whose tax mailing address is 2554 Mid Salem Drive, Winston-Salem, NC 27103, (the "Grantee"). (The words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: The Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

BEING KNOWN AND DESIGNATED as Unit No. B, Building 2340 as shown on the revised plat or plats entitled Bay Meadows Condominiums, as recorded in Condominium and Unit Ownership File Book I, at Pages 49 and 50, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "DECLARATIONS OF BAY MEADOWS CONDOMINIUMS" issued by Western Investment Company of Winston-Salem and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1299, Page 1758 and "AMENDMENT TO DECLARATIONS OF BAY MEADOWS CONDOMINIUMS" recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1301, Page 1522, et seq. on March 28, 1980 and April 23, 1980, respectfully, and pursuant thereto membership in the Bay Meadows Homeowner's Association, a North Carolina non-profit corporation.

Together with all rights of Seller in and to the limited and common areas and facilities appurtenant to said Unit; and

Subject to the said Declarations and Amendment to Declarations of Bay Meadows Condominiums, and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for (1) 1.66666 as the percentage of undivided fee simple interest appertaining to the above Unit in the common areas and facilities; which percentage may be reduced as provided therein; (2) Use and restriction of use of Unit for

residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a Unit Owner, and any guests or invitees of Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and Amendment to Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions Upon use of the Unit ownership in real property conveyed hereby.

TO HAVE AND TO HOLD the said described premises to the Grantee, so the neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, Sealed and Delivered in the Presence of:

Witness Signature: Ai Ling Feng

Print Name: Ai Ling Feng

12/21/2016

Date Signed

Witness Signature: Shu Ling Feng

Print Name: Shu Ling Feng

12/21/2016

Date Signed

Sign: Hui Ling Feng

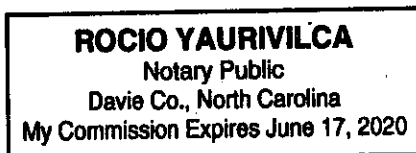
Print Name: Hui Ling Feng

12/21/2016

Date Signed

Notary Public for the State of North Carolina

Seal:



Notary Public:

Rocio Yaurivilca