

2020045561 00194

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/09/2020 02:17:42 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3558**PG: 167 - 169****NORTH CAROLINA QUITCLAIM DEED**

Excise Tax: NTC

Parcel Identifier No. 6886-03-1415.00

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.

(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)

Brief description for the Index: Lot 7106, Building 203, Mcconnell

THIS DEED made the 8 day of October, 2020, by and between

GRANTOR	GRANTEE
Amalia Valdes (widow)	Amalia Valdes (widow) and
	Elizabeth Zaballa (married)
	<u>AS JOINT TENANTS WITH RIGHT OF</u>
	<u>SURVIVORSHIP</u>
Grantor Address: 7106 Mcconnell Drive Kernersville, NC 27284	Grantee Address: 1549 Chimney Rocks Drive Kernersville, NC 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 remised and released and does hereby remise, release and forever quitclaim to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property described herein was acquired by Grantor by instrument recorded in Book 3476, Page 1607, Forsyth County Registry.

It is the express intention of the parties that the subject property be held by the Grantees as joint tenants with right of survivorship.

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 the title of the Property.

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

Amalia Valdes (SEAL)
AMALIA VALDES

State of NC. - County of Forsyth
I, the undersigned Notary Public of Stokes County, N.C., certify that AMELIA VALDES personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of October, 2020.



Shelby A. Fontana
Shelby A. Fontana, Notary Public
My Commission Expires: June 16, 2021

EXHIBIT "A"
Property of Amalia Valdes (widow); Elizabeth Zaballa (married)
As Joint Tenants with Right of Survivorship
7106 McConnell Drive

BEING KNOWN AND DESIGNATED as Unit 7106, Building 203, of MCCONNELL as shown on a map and plat of same which is recorded in Plat Book 49, Page 122, Condo Book 7, Page 142, 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 and subject to all conditions, rights and easements in forth in the Master Declaration of Covenants, Conditions and Restrictions (and amendments thereto) recorded in Book 2258, Page 1998 and Book 2287, Page 3383, and Book 2701, Page 4039, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3476, Page 1607, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6886-03-1415.00 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.