

**2021032688 00204**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 06/18/2021 03:43:37 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3618****PG: 4392 - 4395**

Mail after recording to: Grantees, 125 Dunbarton Court, Winston Salem, NC 27107

This instrument prepared by: Thomas L. Esper, Esq., 11643 Banter Ln., Huntersville, NC 28078

Brief Description for the Index: Lot number 128, as shown on the plat entitled Scotland Ridge, section 4

Parcel ID: 6855-62-7129

File # VC76513NC

Excise Tax: \$0.00

### NORTH CAROLINA QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** made this 26 day of May, in the year 2021 by and between:

GRANTOR(S)	GRANTEE(S)
<b>Desmond A Teal, who acquired title as unmarried, now a married man, joined by his wife, Gwendolyn F Teal</b>	<b>Desmond A Teal, a married man</b> 125 Dunbarton Court, Winston Salem, NC 27107

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 content.

**WITNESSETH**, that the grantors, for **TEN DOLLARS and other valuable consideration** paid by the Grantees, **the receipt and sufficiency of which is hereby acknowledged**, have granted, bargained, remised and released and by these presents do grant, bargain, remise and forever quitclaim unto the Grantee and his heirs, representatives and assigns, all right, title, claim, and interest of the said grantors in and to a certain tract or parcel of land lying and being in the **County of Forsyth, State of North Carolina**, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.**

**Commonly Known As:** 125 Dunbarton Court, Winston Salem, NC 27107



PCL

VC76513NCDQTC01010103

Submitted electronically by "Milestone Settlement LLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Grantor(s) acquired title by deed dated February 19, 2010, recorded February 19, 2010 (instrument) (book) 2933 (page) 3388, Official Records

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges thereunto to the said grantees and their heirs, representatives and assigns, free and discharged from all right, title, claim, or interest of the said grantors or anyone claiming by, and through or under them.

Title to the property hereinabove described is subject to the following exceptions:

**Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.**

This property ☒ is/or ☐ is not the principal residence of the Grantor(s).

**IN TESTIMONY WHEREOF**, said grantors have hereunto set their hands and seals the day and year first above written.

Desmond A. Teal  
Desmond A Teal  
Gwendolyn Priscilla Elizabeth Ford F. Teal  
Gwendolyn Priscilla Elizabeth Ford F. Teal

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

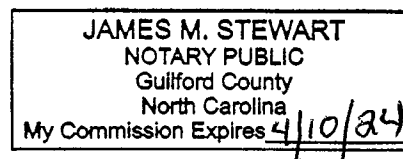
I, James M. Stewart, a Notary Public of said State and County aforesaid, do hereby certify that grantors, Desmond A Teal and Gwendolyn Priscilla Elizabeth Ford, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a NC Driver's License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 26 day of May, in the year 2021.

(seal or stamp)

James M. Stewart  
Notary Public Official Signature  
James M. Stewart  
Notary Printed or Typed Name

My Commission Expires: 4/10/24



PCL

VC76513NCDQTC01010203

EXHIBIT A  
LEGAL DESCRIPTION

Being known and designated as lot number 128, as shown on the plat entitled Scotland Ridge, section 4, as recorded in plat book 48, page 26, in the office of the register of deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

PARCEL ID: 6855-62-7129

*Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.*

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected*



PCL

VC76513NCDQTC01010303

# G.S. § 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

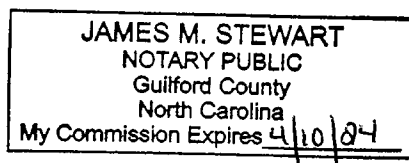
Forsyth County, North Carolina

I certify that the following person(s) personally appeared before me this day, each  
acknowledging to me that he or she signed the foregoing document:

Desmond A Teal and Gwenddyn F Teal  
*Name(s) of principal(s)*

Date: May 26, 2021

(Official Seal)



James M. Stewart  
*Official Signature of Notary*

James M. Stewart, Notary Public  
*Notary's printed or typed name*

My commission expires: 4/10/24

## OPTIONAL

This certificate is attached to a NC Quit Claim Deed, signed by \_\_\_\_\_  
*Title/Type of Document* *Name of Principal Signer(s)*

on \_\_\_\_\_, and includes \_\_\_\_\_ pages.  
*Date* *# of pages*