

THIS INSTRUMENT SHOULD BE

MAILED TO THE PREPARER:

TRINITY M. HENDERSON
ATTORNEY
132 PARTLO STREET
GARNER, NC 27529



No title Certification

No tax advice

Excise Tax: \$0.00

Brief Index Description:

3320 Piney Grove Wilbon Road

Parcel ID:0257445

This instrument prepared by Trinity Henderson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to tax collector upon disbursement of closing proceeds.

NORTH CAROLINA QUITCLAIM DEED

THIS QUITCLAIM DEED is made June 25, 2025 by and between:

Maria Alberta Reyes Amaya and Diogenes Garcia Sanchez

☐ Married ☒ Not Married

forwarding address: 16700 Shea Ln, Gaithersburg, MD 20877

(hereinafter referred to in the neuter singular as "the Grantor") and

Franklin Yobani Sanchez and Marixa Caballero Delcid

as: ☒ tenants in common
☐ joint tenants with right of survivorship
☐ tenants by the entirety

If no selection is made above, then Grantees take title as tenants in common.

Property Address:

3320 Piney Grove Wilbon Road, Fuquay-Varina,
NC 27526

Mailing Address (if different from Property Address):

(hereinafter referred to in the neuter singular as "the Grantee"):

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 hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, any interest it may have in all of that certain piece, parcel or tract of land situated in Wake County, North Carolina, and more particularly described as follows:

Being all of Lot 61, Phase 1, Wilson's Pond subdivision, as depicted in Map Book 1999, beginning at or including page 1526 Wake County Registry.

The property herein described was acquired by the Grantor by deed recorded in Book 19682 at Page 2608, Wake County Register of Deeds.

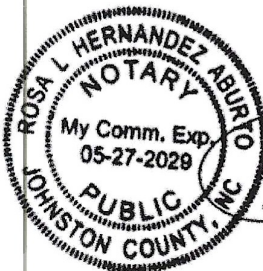
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Maria Reyes (Seal)
Maria Alberta Reyes Amaya

Diogenes Garcia Sanchez (Seal)
Diogenes Garcia Sanchez

State of NC, Wake County



I, a Notary Public of the County and State aforesaid, certify that **Maria Alberta Reyes Amaya** and **Diogenes Garcia Sanchez**, Grantors, personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 25 day of JUNE, 2025

Rosa L. Hernandez Abrego
Notary public

My commission expires: 05/27/2029