

ENVELOPE



2008007177 00091
FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-13-2008 12:06 PM

KAREN GORDON
REGISTER OF DEEDS
BY: E NAVARRO
DPTY

BK: RE 2811
PG: 4388-4389

Excise Tax _____ Do NOT write above this line. Recording: Time, Book and Page

North Carolina Quitclaim Deed

This instrument prepared by: Susan H. Gray, Attorney

Brief description for the Index _____

This Deed made this 4th day of February, 2008, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor:

SHARON KAYE PRIDDY (Legally Separated)

Grantee:

CARL HENRY PRIDDY, III (Legally Separated)

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

Property: City of _____
Township of Abbotts Creek, County of Forsyth, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book 2354, Page 2146, Forsyth County.

A map showing the property is recorded in Plat Book 32, Page 2, Forsyth County.

The legal description of the Property is:

BEING ALL OF LOT 3 of Sedge Lake Garden, Section One, a plat of which is recorded in Plat Book 32, at Page 2, in the Forsyth County Register of Deeds, to which map is made for a more particular description.

The purpose of this Quitclaim Deed is to convert the title of the above-described tract of land from the joint names of the grantor, Sharon Kaye Priddy, and the grantee, Carl Henry Priddy, III, as tenants by the entirety to the sole and separate name of the grantee, Carl Henry Priddy, III, who shall hereafter retain the above-described tract of land as his sole and separate property, free and clear of any and all claims thereto by the grantor, Sharon Kaye Priddy, pursuant to the terms and provisions of a Separation and Property Settlement Agreement entered into by the parties on September 17, 2007.

***NO TITLE SEARCH REQUESTED OF OR PERFORMED BY DRAFTING ATTORNEY.**
Continued on Page 2

After recording mail to:
Martin + Van Hoy
Ten Court Square
Mocksville, N.C. 27028

Tax Lot No. _____
Parcel Identifier No. _____
Verified By _____ County,
on the _____ day of _____, 20____.
By _____

Continued from Page 1

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.
Grantor makes no warranty, express or implied, as to title to the Property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity		Individual	
Name: _____		<u>Sharon Kaye Priddy</u> (Seal)	
By: _____		SHARON KAYE PRIDDY (Seal)	
Title: _____		_____ (Seal)	
By: _____		_____ (Seal)	
Title: _____		_____ (Seal)	
By: _____		_____ (Seal)	
Title: _____		_____ (Seal)	

SEAL-STAMP

USE BLACK INK ONLY

INDIVIDUAL

STATE OF North Carolina COUNTY OF Forsyth

I, a Notary Public of the County and State aforesaid, certify that SHARON KAYE PRIDDY

Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 4th day of February, 2008

My Commission Expires: Oct 8, 2011 Lorrie V. Bennett Notary Public

SEAL-STAMP

USE BLACK INK ONLY

INDIVIDUAL

STATE OF _____ COUNTY OF _____

I, a Notary Public of the County and State aforesaid, certify that _____

Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

SEAL-STAMP

USE BLACK INK ONLY

ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership

STATE OF _____ COUNTY OF _____

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is _____ of _____, a North Carolina or _____ corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ - REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds