



2015021108 00169

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-09-2015 04:45:22 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3235

PG: 318-321

Original To:

*Paul Siska*NORTH CAROLINA
NON-WARRANTY DEED

Excise Tax: \$ 0

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by: Jennifer R. Smith, Attorney at Law *No Title Work Done*

THIS DEED made this _____ day of _____, _____ by and between

GRANTOR

Shong Ho Liew, Husband, and Lah Keng Heng, Wife,
married but separated

GRANTEE

Lah Keng Heng, married but separated

Mailing Address:

6805 Gray Moss Court

Clemmons, NC 27012

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 and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A, Incorporated herein as if fully set forth. The legal description was obtained from a previously recorded instrument.

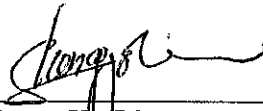
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1967, Page 2256.

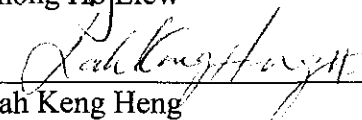
A map showing the above described property is recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County.

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 to the property hereinabove described.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

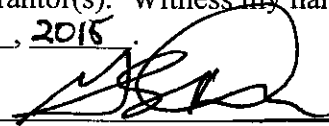

 _____ (SEAL)
 Shong Ho Liew


 _____ (SEAL)
 Lah Keng Heng

NORTH CAROLINA Wake COUNTY

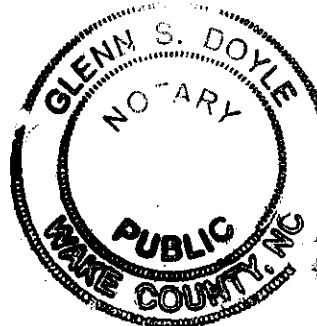
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Shong Ho Liew, Grantor(s). Witness my hand and official stamp or seal, this the 20th day of May, 2015.

My Commission Expires: 3/10/2016



 Notary Public

Print Notary Name: Glenn S. Doyle



NORTH CAROLINA Forsyth COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lab Keng Heng, Grantor(s). Witness my hand and official stamp or seal, this the 8th day of May, 2015.

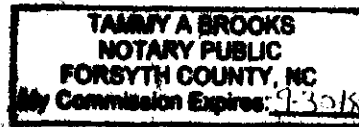
My Commission Expires: 9/30/18T. S. Brooks
Notary PublicPrint Notary Name: Tammy A Brooks

EXHIBIT A

BEING ALL OF LOT 19, AS SHOWN ON A RECORDED PLAT ENTITLED "DOUBLEGATE, SECTION II", AS DEVELOPED BY THE NEW FORTIS CORPORATION, SAID PLAT BEING RECORDED IN PLAT BOOK 38, PAGE 12, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HERE BY MADE FOR A MORE COMPLETE DESCRIPTION.

Which has the address of 6805 Gray Moss Court, Clemmons, North Carolina 27012.

This conveyance is being made between GRANTOR and GRANTEE pursuant to a Consent Order resolving equitable distribution entered by the court on April 6, 2015 that settles all matters of equitable distribution.

The purpose of this conveyance is to sever any possible claim by SHONG HO LIEW of any interest that she may have, by deed or through marriage, in the property described herein pursuant to N.C.G.S. 39-13.3 (c), or in the alternative, to transfer ownership pursuant to N.C.G.S. 39-13.3 (a) and to vest sole title in the name of LAH KENG HENG and to allow LAH KENG HENG, to henceforth convey and encumber said property or any portion thereof without the consent or joinder of SHONG HO LIEW.

By this Deed, the GRANTOR, SHONG HO LIEW, hereby relinquishes:

- 1) All rights to administer the Grantee's estate as provided in NCGS 28A-4-1 with respect to the real property described herein;
- 2) All rights of intestate succession to the Grantee's estate as provided in NCGS 29-14;
- 3) The right to an elective life estate in the Grantee's estate as provided in NCGS 29-30;
- 4) The right to dissent from the Grantee's will as provided in NCGS 30-1;
- 5) The right to a year's allowance in the Grantee's estate as provided in NCGS 30-15.

By executing this deed, SHONG HO LIEW hereby acknowledges that LAH KENG HENG may at any time hereafter acquire, possess, encumber, transfer, convey or otherwise deal with any and all classes of property, real or personal, tangible or intangible, or mixed, whether now owned or possessed or hereafter acquired by either of them, without the joinder of the other party and with the same force and effect as if they were unmarried.

It is the intention of the parties hereto that the property described herein shall be considered the separate property of LAH KENG HENG pursuant to the Consent Order resolving equitable distribution entered on April 6, 2015 whereby it was agreed that the Grantee would take title to the property herein described and this agreement is an Order by the Court.