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FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/20/2020 12:29:23 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3525

PG: 3324 - 3326

QUITCLAIM DEED

Mail to: S. Spencer Orrell, 3981 River Pointe Place, Apt. 1H, High Point, NC 27265

Drawn by: Lee M. Cecil, without benefit of title examination

Stamps: N.T.C.

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

THIS DEED, made this 7th day of August, 2018, between Sandra A. Orrell, (Separated), party of the first part, hereinafter referred to as Grantor; and Stacy Spencer Orrell, (Separated), party of the second part, whose permanent mailing address is 3981 River Pointe Place, Apt. 1H, High Point, North Carolina 27265, hereinafter referred to as Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to her in hand paid, the receipt of which is hereby acknowledged, has and by these presents has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land

lying and being situated in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 98 as shown on the map of Northhills, Revision of Phase V, recorded in Plat Book 24 at Page 184 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made for the purpose of relinquishing the Grantor's marital interest in the above-described property and vesting sole ownership in the Grantee, and for this purpose, the Grantor does hereby waive, release, quitclaim and renounce unto Grantee all and every right to a share in the estate of Grantee upon the Grantee's death as provided in N.C.G.S. Section 29-14, all and every right to elect to take a life estate in said real estate upon the death of the Grantee, any rights or claims under the Equitable Distribution Act or any other community property laws of any state, and all other rights and interest in said real estate which the said Grantor now has or would hereafter have arising out of or accruing to said Grantor by reason of Grantor's marital relationship with the Grantee.

Pursuant to Section 39-13.3(3) of the General Statutes of North Carolina, this conveyance is intended to dissolve the tenancy by the entirety of the parties in and to the above property and to vest sole title in the Grantee, as Grantee's sole and separate property pursuant to NCGS 50-20(b)(2).

For further reference, see Deed recorded in Book 2256, Page 4946, Office of the Register of Deeds of Forsyth County, North Carolina.

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

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly

authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Sandra A. Orrell (SEAL)
SANDRA A. ORRELL

NORTH CAROLINA
GUILFORD COUNTY

I, Cynthia M. Hammond, a Notary Public of the State of North Carolina and County of Davidson, **certify** that *Sandra A. Orrell* personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above Quitclaim Deed was hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

8-07-2018
Date

Cynthia M. Hammond
Cynthia M. Hammond, Notary Public
(Printed Name)

(Official Seal)

My Commission Expires: 6/28/2022

