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FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/09/2021 08:30:54 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3623
PG: 4441 - 4444

NORTH CAROLINA QUITCLAIM DEED

Mail after recording to: Vickie Leigh Pearman Bridges, 204 Creeksedge Court, Winston-Salem, North Carolina 27105.

This instrument prepared by: Penry Terry & Mitchell LLP, PO Box 626, Lexington, NC 27293

Brief description for index: Tract
Parcel Number: 6838278167000

THIS DOCUMENT WAS PREPARED
WITHOUT THE BENEFIT OF A
TITLE EXAMINATION

THIS QUITCLAIM DEED made this the 23 day of June, 2021 by and between:

GRANTOR

GRANTEE

John Williams Bridges

Vickie Leigh Pearman Bridges

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 may be required by context.

WITNESSETH, that said Grantor(s), for and in consideration of the sum of ten dollars and other consideration to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release and forever quitclaim into the Grantee and his/her heirs and assigns all right, title claim and interest of the said Grantor(s) in and to a certain tract or parcel of land lying and being in the township of Winston, County of Forsyth, and State of North Carolina, and more particularly described as follows:

submitted electronically by "Scott law group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot Number 4, of "PINEBROOK MANOR, SECTION 1", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 32 at Page 124, reference to which is hereby made for a more particular description.

See attached Exhibit A incorporated herein.

IN TESTIMONY WHEREOF, said Grantor(s) have hereunto set their hands and seal the day and year first above written.

John William Bridges (SEAL)
John William Bridges

STATE OF NORTH CAROLINA
COUNTY OF Davison

I, the undersigned Notary Public of the County and State aforesaid, certify personally that **John William Bridges** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose stated herein. Witness my hand and official seal or stamp, this 23 day of June, 2021.

Lisa Earl Williams
Notary Public
Printed Name of Notary: Lisa Earl Williams

(SEAL OR STAMP)

My commission expires: 10/23/21

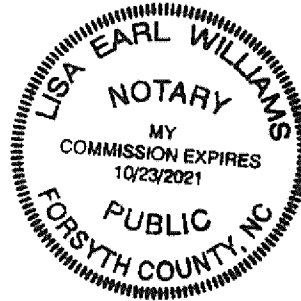




EXHIBIT "A"

This deed has been prepared based solely on information provided by the parties and no title examination was requested or performed. Drafting Attorney makes no certification as to title, survey or environmental matters. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (N.C.G.S. Section 50-20) and the Grantor relinquishes all right or claim to said property.

This conveyance is made pursuant to N.C.G.S. §39.13.3(c) for the purpose of severing the existing tenancy by the entirety and conveying the real property described above in fee simple to the grantee named herein. It is further intended and agreed that this conveyance is made pursuant to the provisions of N.C.G.S. §52-10 and 29-30(a)(2) to extinguish any claim by Grantor of any marital interest in the real property described herein, which shall henceforth be the sole and separate real property of Grantee, and to extinguish any present or future claims of the Grantor for Equitable Distribution of this real property under N.C.G.S. §52-10, et seq.

For these purposes, by execution of this deed, with regard to the property conveyed hereby, the Grantor hereby waives, releases and quitclaims forever unto the Grantee (1) all and every right to a share in the estate of the other party upon said party's death as provided in N.C.G.S. §29-14, or pursuant to a Last Will and Testament or Codicil thereto of the Grantee, or otherwise now and hereafter by law provided; (2) all and every right to elect to take a life estate in said real estate upon the death of the Grantee under N.C.G.S. §29-30 and 39.4; (3) all and every right to dissent from the Will of the Grantee; (4) any and all rights arising out of any action for equitable distribution under N.C.G.S. §50-20; (5) any and all community property laws of any state; (6) all and every right to a year's allowance upon the death of the other party as provided by N.C.G.S. §30-15, or otherwise, now or hereafter by law provided; (7) all and every right to an elective share as provided by N.C.G.S. §30-3.1 et seq., (8) all and every right to administer upon the estate of the other party as provided by N.C.G.S. §28A-4-1, or otherwise, now and hereafter by law required; and (8) any and all other rights and interests in said real estate which the Grantor now has or may hereafter have or acquire arising out of or accruing to said Grantor by reason of past, current or future marital relationship with the Grantee. Any person may rely upon these provisions and shall take title free of the claims of the Grantor without Grantor having joined in the execution of any and such conveyance.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him/her and the said Grantee and his/her heirs and assigns free and discharged from all right, title, claim or interest of said grantors or anyone claiming by, and through or under them. Title to the property hereinabove described is subject to the following exceptions if any:

ANY AND ALL OF PUBLIC RECORD.