



2021037817 00177

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-15-2021 02:45:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPT

BK: RE 3625

PG: 2648-2650

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00

Parcel Identifier No. 5586-73-7562.00 Verified by _____ County on the _____ day of _____,

By: _____

Mail/Box to: Grantee @ 6277 Reidsville Road, Kernersville, North Carolina 27284

ENVELOPE

This instrument was prepared by: Deborah S. Halvorsen, Attorney (without tax advice or title examination), 250 Executive Park Blvd., Suite 150, Winston-Salem, NC 27103Brief description for the Index: Tax Block 5240, Lot 017HTHIS DEED made this 18th day of June 2021, by and between

GRANTOR(S)

TERESA A. PERRY
522 Brookside Court
Kernersville, NC 27284

GRANTEE(S)

JOSEPH D. PERRY
6277 Reidsville Road
Kernersville, NC 27284

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 Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents do remise, release, and forever quitclaim unto the Grantee and his heirs and assigns all right, title, claim, and interest in and to a certain tract or parcel of land lying and being situated in Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A

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

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

This conveyance is made pursuant to N.C. Gen. Stat. § 39-13.3(c) and is for the express purpose of dissolving the tenancy by the entirety in such property and vesting title to such property solely in the name of Grantee.

The Grantor make no warranty, express or implied, as to title to the property hereinabove described.

The above property is conveyed subject to all easements, restrictions, and rights of way of record, if any.

The Grantor, **Teresa A. Perry**, waives her right to equitable distribution, right to elect against the estate of **Joseph D. Perry**, and her right to take a life estate in lieu of an intestate share with respect to the property described herein and further waives any and all marital rights she may have with respect to the property described herein. It is further intended and agreed that this conveyance is being made for the purpose of extinguishing the marital rights of Grantor, **Teresa A. Perry**, in the property described herein which shall be the sole and separate property of **Joseph D. Perry**. Further, **Joseph D. Perry** shall henceforth have the right to deal with the property described herein as if she was not married and shall have the right to transfer, convey, sell, lease, gift, mortgage, and encumber the property described herein without the consent and joinder of **Teresa A. Perry** as freely as if she was not married.

This Quitclaim Deed is executed in accordance with the terms and conditions of the Separation and Property Settlement Agreement entered into by and between **Joseph D. Perry and Teresa A. Perry** on the 18 day of June, 2021, for the purpose of vesting fee simple title in name of the Grantee free from any right, title, claim or interest of Grantor. This conveyance is being made pursuant to N.C.G.S. §50-20, et seq., and IRS section 1041.

IN WITNESS WHEREOF, the Grantor have duly executed the foregoing as of the day and year first above written.

(Entity Name)

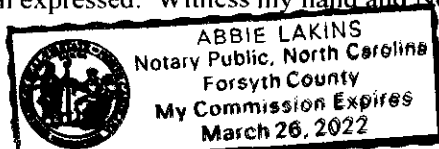
Teresa A. Perry
Power of Attorney (SEAL)
Print/Type Name: Teresa A. Perry

By: _____

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **Teresa A. Perry**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of June, 2021.



(Affix Seal)

Abbie Lakins
Abbie Lakins Notary Public
Notary's Printed or Typed Name
My Commission Expires: 3/26/2022

EXHIBIT "A"

BEGINNING at a new iron pin, the Southwest corner of the lot herein conveyed, said point being located South $58^{\circ} 37' 57''$ East 25.63 feet from an existing stone, thence South $58^{\circ} 37' 12''$ East 1,803.52 feet from an existing concrete monument with a bolt, thence North $12^{\circ} 53' 41''$ East 31.63 feet to a new iron pin, the point of BEGINNING, thence leaving the point of BEGINNING North $12^{\circ} 53' 41''$ East 280.00 feet to a new iron pin, thence South $77^{\circ} 06' 19''$ East 175.0 feet to a new iron pin, thence South $12^{\circ} 53' 41''$ West 220.0 feet to a new iron pin, thence North $77^{\circ} 06' 19''$ West 125.00 feet to a new iron pin, thence South $12^{\circ} 53' 41''$ West 76.71 feet to a new iron pin, thence North $58^{\circ} 37' 12''$ West 52.72 feet to a new iron pin, the point of BEGINNING, containing 0.962 acres, more or less, according to a survey by Larry L. Callahan Surveying Company, Inc., dated April 24, 1992.

TOGETHER WITH a 30 foot right-of-way, said right-of-way being on the North side of the following described line: BEGINNING at a new iron pin, said iron being located South $58^{\circ} 37' 12''$ East 1,803.52 feet from an existing concrete monument with a bolt, thence leaving the point of BEGINNING South $58^{\circ} 37' 12''$ East 277.00 feet to an existing solid flat bar, thence South $61^{\circ} 41' 39''$ East 97.60 feet to a point, thence South $67^{\circ} 24' 50''$ East 160.75 feet to a point in the right-of-way line of U.S. Highway #158.

TOGETHER WITH a perpetual easement for use as a septic tank and drain field for the benefit of the lot herein conveyed. The easement shall cover an area 100 feet by 34 feet beginning in the Northwest corner of the lot herein conveyed, South $12^{\circ} 53' 41''$ West 100 feet to a point, thence North $77^{\circ} 06' 19''$ West 34 feet to a point, thence North $12^{\circ} 53' 41''$ East 100 feet to a point, thence South $77^{\circ} 06' 19''$ East 34 feet to a point.

Tax Block 5240, Lot 017H

Property Address: 6277 Reidsville Road
Kernersville, NC 27284