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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 11/03/2022 01:10:34 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3726
PG: 3042 - 3043

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Grantee: 4801 Beechcroft Rd. Greensboro, NC 27407

This instrument was prepared by: Taylor Law Office, PC, 3150 North Elm Street, Suite 202, Greensboro, NC 27408

Brief description for the Index: Lot 19 & 22 Property of Green Park

THIS DEED made this 29th day of October, 2022, by and between

GRANTOR	GRANTEE
Lynn D. Ramage, Separated 11009 W. Sieno Pl Avondale, AZ 85392	Katherine Armstead, Separated 4801 Beechcroft Rd. Greensboro, NC 27407

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

This conveyance is made pursuant to N.C.G.S. Section 39-13.3 for the purpose of severing the existing tenancy by the entirety and vesting the property herein described in fee simple to the Grantee. It is further intended and agreed that this conveyance is made pursuant to the provisions of N.C.G.S. Section 52-10 and Section 29-30(a)(2) to release and quitclaim any marital rights or interests in the property which the Grantor spouse has or may have in the future, including but not limited to the right to claim against the property for equitable distribution, the right to inherit the property by intestate succession or by will, and the right to claim a widow's or widower's intestate share, elective share, or life estate against the property. It is the specific intent of this deed that the property shall be the sole and separate property of the Grantee, free and clear of all rights the Grantor spouse has or may have in the future under any North Carolina General Statute or law, and to extinguish any present or future claims of Grantor for equitable distribution which may arise under N.C.G.S Section 20-20 et. Seq. this being a full

and complete conveyance and release of all such rights by the Grantor spouse in and to this property.

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, parcel of land, or condominium unit situated in the Forsyth County, North Carolina and more particularly described as follows:

Tract 1:

Being known and designated as Lot 22, as shown on the Map of Property of Green Park, Inc. map of which is recorded in the Forsyth County Registry of North Carolina in map Book 14, Page 5, to which map reference is hereby made for a more particular description.

Property Address: 2614 Sink St. Winston-Salem, NC
Parcel ID 6844-03-7737

Tract 2:

Being known and designated as Lot 19, as shown on the Map of Property of Green Park, Inc. map of which is recorded in the Forsyth County Registry of North Carolina in map Book 14, Page 5, to which map reference is hereby made for a more particular description.

Property Address: 1048 E. Clemmons Rd. Winston-Salem, NC
Parcel ID 6844-03-6951

NO TITLE EXAMINATION HAS BEEN MADE ON THE PROPERTIES CONTAINED HEREIN.

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.

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

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

Lynn D. Ramage (SEAL)
Print/Type Name: Lynn D. Ramage

State of Arizona - County of Maricopa

I, the undersigned Notary Public of the County and State aforesaid, certify that **Lynn D. Ramage** 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 24 day of October, 2022.

My Commission Expires: July 19 2026

Adam Jones
Notary Public

