

2023001365 00100

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
01/13/2023 02:11:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3736
PG: 3165 - 3170

Commitment Number: NC22170300

NORTH CAROLINA SPECIAL WARRANTY DEED

**Record and Return TO:
Boston National Title
400 Rouser Road
Coraopolis, PA 15108**

Excise Tax: \$ 0.00

Recording Time, Book and Page

Parcel Identifier No.: 5897-55-0266

Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Boston National Title Agency, LLC, 400 Rouser Road, Coraopolis, PA 15108

This instrument prepared by Jane Srivastava, (Bar Number: 57703), a licensed North Carolina Attorney, Bundle, 8940 Main Street, Clarence, NY 14031 (716) 634-3405 Fax: (716) 634-3166. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Jane Srivastava, a licensed North Carolina attorney, without title examination.

THIS deed made this January 11, 20 23, by and between

GRANTOR: Yvonne M. Leab, a married woman, residing at 5300 Bent Tree Court, Pfafftown, NC 27040, and spouse, **Max Anderson Leab**, residing at 5300 Bent Tree Court, Pfafftown, NC 27040

GRANTEE: Yvonne M. Leab, an unmarried woman residing at 5300 Bent Tree Court, Pfafftown, NC 27040

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

Yvonne M. Leab, and spouse, **Max Anderson Leab**, hereinafter grantors, for Forty Six Thousand and 00/100 Dollars (\$46,000.00) in consideration paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto **Yvonne M. Leab**, a married woman, hereinafter grantee, whose tax mailing address 5300 Bent Tree Court, Pfafftown, NC 27040, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 5300 Bent Tree Court, Pfafftown, NC 27040

Said property having been previously acquired by Grantor by: **General Warranty Deed, recorded 05/13/2004 in Book RE 2470, at Page 238.**

The Wife for herself, her heirs, executors, administrators, successors in interest and assigns, hereby releases and relinquishes unto the Husband, his heirs, executors, administrators, successors in interest and assigns, any and all right arising out of the marriage relationship to any and all real property or interest in real property hereafter acquired by the Husband. Wife hereby agrees that the Husband may henceforth acquire, hold, manage, alienate, lease and convey his said property without her knowledge, further consent or joinder, in accordance with the provisions of North Carolina General Statutes Section 39-13.4, just the same as if she had never been married to him.

The Husband, for himself, his heirs, executors, administrators, successors in interest and assigns, hereby releases and relinquishes unto the Wife, her heirs, executors, administrators, successors in interest and assigns, any and all right arising out of the marriage relationship to any and all real property or interest in real property hereafter acquired by the Wife. Husband hereby agrees that the Wife may henceforth acquire, hold, manage, alienate, lease and convey her said property without his knowledge, further consent or joinder, in accordance with the provisions of North Carolina General Statutes Section 39-13.4, just the same as if he had never been married to her.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

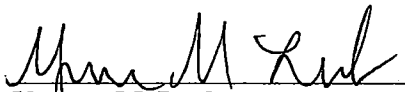
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions herein stated.

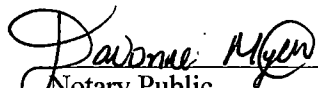
All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of Grantor.

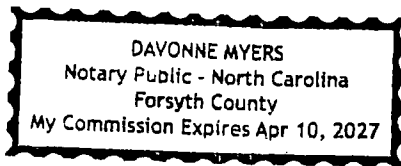
Executed by the undersigned on January 11th, 20 23 :


Yvonne M. Leab

STATE OF North Carolina
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me on January 11th, 20 23 by **Yvonne M. Leab** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

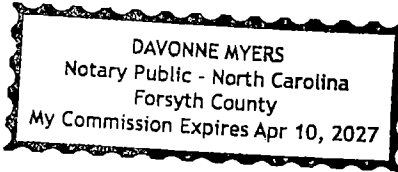


Max Anderson Leab
Max Anderson Leab

STATE OF North Carolina
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me on January 11th, 2023 by **Max Anderson Leab** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Davonne Myers
Notary Public



Escrow File No.: NC22170300

EXHIBIT "A"

All that certain lot or parcel of land situated in the Vienna Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 59, as shown on the plat of SALEM WEST, Section 2, as recorded in Plat Book 28 at Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax ID: 5897-55-0266

NOTE: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Yvonne M. Leab and spouse Max Anderson Leab from Theodore William James and wife, Doreen Maxine James by that Deed dated 5/13/2004 and recorded 12/30/1899 in Official Records Book RE 2470, at Page 2386 of the Public Records of Forsyth County, NC.

PARCEL NUMBER(S): 5897-55-0266