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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/29/2024 11:04:58 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3790
 PG: 2772 - 2773

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	NTC
Parcel ID:	6816-60-1839.000
Mail/Box to:	Robin J. Stinson, Box 106
Prepared by:	Robin J. Stinson, Bell, Davis & Pitt, P.A. (No Title Search Requested or Performed. Description provided by Grantor.)
Brief description for the Index:	Lot 9, Reynolds Square

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 19th day of January 2024, by and between:

GRANTOR	GRANTEE
RODERICK E. MCCALLUM (Legally Separated) 1513 Maiden Lane Winston-Salem, NC 27104	KATHRYN A. MCCALLUM (Legally Separated) 2948 Reynolds Square Winston-Salem, NC 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being known and designated as Lot 9 as shown on the plat of Reynolds Square as recorded in Plat Book 42, Page 83, and revised in Plat Book 42, Page 157, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The purpose of this deed is to release any rights Grantor may have in said property by virtue of his marriage to Grantee in the above-described tract(s) of land to the sole and separate name of the Grantee, Kathryn A. McCallum, (Legally Separated) who shall hereafter retain said tract(s) of land as her sole and separate property, free and clear of any and all claims thereto by the Grantor Roderick E. McCallum, (Legally Separated) pursuant to the terms and provisions of the Separation and Property Settlement Agreement executed by the parties on the 26th day of September, 2023. By execution of this Deed, Grantor hereby waives, releases and quitclaims forever unto the Grantee (1) any and all right to share in the estate of the Grantee upon the Grantee's death as

provided in N.C.G.S. §29-14 (or its successor statute), or pursuant to a Last Will and Testament or codicil thereto of the Grantee, (2) all and every right to elect to take a life estate in said real estate upon the death of the Grantee, (3) all and every right to an elective share in the estate of the Grantee pursuant to N.C.G.S. §30-3.1 et seq., (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, and (6) any and all other rights and interests in said real estate which Grantor now has or may hereafter have or acquire arising out of or accruing to Grantee by reason of past, current or future marital relationship with the Grantee.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3584 page 3785.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 42 Page 83 and revised in Plat Book 42 Page 157.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:



IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Roderick E. McCallum
Name: Roderick E. McCallum

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Monterria Sinclair, a Notary of the state of North Carolina and County of Forsyth, certify that the following person(s) personally appeared before me on the 18 day of January 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Roderick E. McCallum.

Monterria Sinclair
Notary Public (Official Signature)
My commission expires: June 28 2018
June 18 2028 me

