



2024010161 00154

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-02-2024 04:03:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3799

PG: 3785-3786

Prepared by: Susan S. Simos, Esq.

(NO TITLE SEARCH REQUESTED OR PERFORMED)

Return to: Susan S. Simos, 119 Brookstown Ave., Suite 400, Winston-Salem, NC 27101

STATE OF NORTH CAROLINA)

QUITCLAIM DEED

COUNTY OF FORSYTH)

THIS DEED, made and entered into this 31 day of July, 2019, by and between, TANIA TOLLIVER (living separate and apart), of Guilford County, North Carolina (hereinafter "Grantor"), whose address is 634 Wigeon Drive, Greensboro, NC 27455, and RICHARD D TOLLIVER (living separate and apart), of Forsyth County, North Carolina (hereinafter "Grantee"), whose address is 5904 Spruce Pine Drive, Winston-Salem, NC 27105.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot 108 as shown on map of Pinebrook Valley, Section 2, recorded in Plat Book 26, at page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging them, the Grantees, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under her.

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

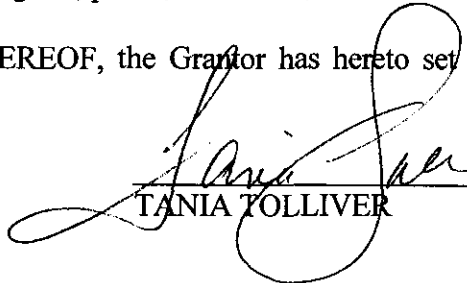
Original to: Samy Sevilla

This conveyance is made pursuant to N.C.G.S. §39-13.3, N.C.G.S. §52-10 and N.C.G.S. §52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title, or interest of the Grantor herein. This conveyance is made after fair and reasonable disclosure of the property and financial obligations, both real and personal, of each former spouse to the other, as between Grantee and Grantee's former spouse Grantor.

For this purpose and with regard to the property and any interests and rights described herein or related thereto, by execution of this deed, the 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 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 pursuant to N.C.G.S. §29-30 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 rights arising from application of the community property laws of any state, and (6) 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.

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.

IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal, the day and year first above written.

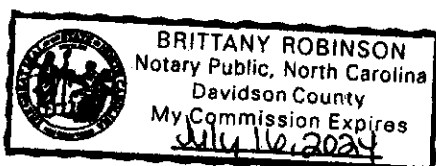

TANIA TOLLIVER (SEAL)


STATE OF North Carolina
COUNTY OF Forsyth

I, Brittany Robinson, a Notary Public for the State of North Carolina and County of Davidson, do hereby certify that TANIA TOLLIVER personally appeared before me and acknowledged the execution of the foregoing document.

WITNESS my official stamp or seal, this the 31 day of July, 2019.

(Stamp/Seal)




Notary Public
Brittany Robinson, Notary Public
Hand Printed or Type Name of Notary Public

My Commission expires: July 16, 2024