

**2024012464 00040**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
04/22/2024 10:51:12 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3802  
PG: 3148 - 3149

Prepared by: **Clara A. Ignich**

(NO TITLE SEARCH REQUESTED-DESCRIPTION PROVIDED BY GRANTOR)

Return to: Bell, Davis & Pitt, Box 106

**NO TAXABLE CONSIDERATION**

**PARCEL ID: 6815-05-7463.000**

STATE OF NORTH CAROLINA )

)

**QUITCLAIM DEED**

COUNTY OF FORSYTH )

THIS DEED, made and entered into this 22<sup>nd</sup> day of April, 2024, by and between JEFFREY S. MONTGOMERY (Legally Separated), of Forsyth County, North Carolina (hereinafter "Grantor"), and ADELE CASNOVA (Legally Separated), of Forsyth County, North Carolina (hereinafter "Grantee");

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, her heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to certain lots or parcels of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 10 AS SHOWN ON PLAT OF GORDON MANOR DEVELOPMENT, SECTION 2, RECORDED IN PLAT BOOK 17, PAGE 118, IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA.

Property address: 272 Lucerne Lane, Winston-Salem, NC 27104

This property was acquired by the Grantor in the instrument recorded in Deed Book 3387, Pages 2011-2012 of the Forsyth County Registry.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging him, the Grantee, her 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 him.

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

The purpose of this quitclaim deed is to release any rights Grantor may have in said property by virtue of his marriage to Grantee in the above-described tract of land to the sole and separate name of the Grantee, ADELE CASANOVA, (Legally Separated) who shall hereafter retain said tract of land as her sole and separate property, free and clear of any and all claims thereto by the Grantor JEFFREY S. MONTGOMERY (Legally Separated) pursuant to the terms and provisions of the Separation and Property Settlement Agreement entered into by the parties on April 22, 2024. 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.

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 his hand and seal, the day and year first above written.

Jeffrey S. Montgomery (SEAL)  
JEFFREY S. MONTGOMERY

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, a Notary Public for the State of North Carolina and County of Forsyth, do hereby certify that JEFFREY S. MONTGOMERY personally appeared before me and acknowledged the execution of the foregoing document.

WITNESS my official stamp or seal, this the 20<sup>th</sup> day of April 2024.

(Stamp/Seal)

[Signature]  
Signature of Notary Public

My Commission expires: 9-30-2028

Christopher West  
Printed Name of Notary Public

**CHRISTOPHER WEST**  
Notary Public  
Forsyth Co., North Carolina  
My Commission Expires Sept. 30, 2028