

This certifies that there are no delinquent ad valorem real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on:
Parcel ID (s) : 035863
This is not a certification that this Franklin County Parcel ID number(s) matches this Deed description.
Gloria Green Date 06-18-24
Tax Collector / Clerk

Doc No: 10088950
Recorded: 06/19/2024 03:19:10 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2368 PG 653 - 654 (2)

Excise Tax: \$0.00
Parcel ID No. 035863
Mail after Recording to: <u>Rachel Gallego, 65 Coral Ridge Circle, Franklinton, NC 27525</u>
Prepared by: <u>Triangle Divorce Lawyers/ John A. Barrett, Attorney, 109 North Boylan Ave., Raleigh NC 27603</u>
This Deed was prepared without benefit of a full title search at the direction of the Grantee
Brief Description of Property: <u>LOT 50A of Cedar Creek West Subdivision</u>

NORTH CAROLINA
NON-WARRANTY DEED
(Quitclaim Deed)

This Deed is made this 5th day of June, 2024 by and between

GRANTORS	GRANTEE
BRYAN GALLEGO AND RACHEL BAREFOOT	RACHEL GALLEGO 65 Coral Ridge Circle, Franklinton, NC 27525

The designation Grantors 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, that the Grantors, for valuable consideration given 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 or parcel of land situated in the city of FRANKLINTON, FRANKLIN County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 50A, CEDAR CREEK WEST SUBDIVISION, PHASE IV AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2002, PAGE 271, FRANKLIN COUNTY REGISTRY.

The property hereinabove described was acquired by Grantors and Grantee (fka Rachel Barefoot) as Joint Tenants with Right of Survivorship by North Carolina General Warranty Deed filed in Book 2029, Page 358 to 359. Instrument number BK2029PG358-359. With a commonly known address of 65 Coral Ridge Circle, Franklinton, NC 27525.

A map showing the above described property is recorded in Plat Book 2002 page 271

The subject property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantors make no warranties, express or implied, as to the title to the property hereinabove described.

This conveyance is made pursuant to N.C.G.S. Section 39-13.3 for the purpose of vesting the property herein described in fee simple to the Grantee only. It is further intended and agreed that this conveyance is made pursuant to the provisions of N.C.G.S. Section 52-10 and 52-10.1 and Section 29-30(a)(2) in an executed separation and property settlement agreement to release, waive, convey and quitclaim any marital rights or interests in the property which the Grantor spouse Bryan Gallego 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 Bryan Gallego has or may have in the future under any North Carolina General Statute or law, this being a full and complete conveyance and release of all such rights by the Grantor spouse in and to this property.

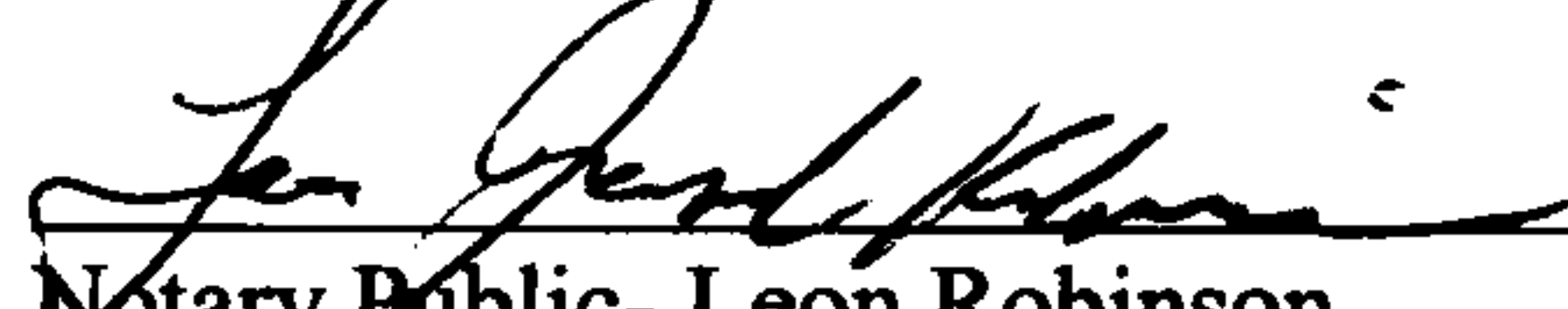
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

 (SEAL)
BRYAN GALLEGO

 (SEAL)
RACHEL GALLEGO FKA RACHEL BAREFOOT

STATE OF NORTH CAROLINA-COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that **BRYAN GALLEGO and RACHEL GALLEGO FKA RACHEL BAREFOOT** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal this aforementioned above day and year. 6-12-2024


Notary Public- Leon Robinson
My Commission Expires: 08/12/2026

