

BK 1283 PG 1012

Also conveyed is a one-ninth (1/9) interest in the common areas of Plum Nutty and a right of ingress as referred in Deed recorded in Book 679, Page 693, Vance County Registry. For further reference see Deed recorded in Book 821, Page 104, Vance County Registry.

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 and interest of the Grantor herein. (For purposes of this provision, the "Grantor" shall mean any Grantor other than the individual Grantee spouse in whom title is to remain vested herein). This conveyance is made after fair and reasonable disclosure of the property and financial obligations, both real and personal, of each spouse to the other, as between Grantee and Grantee's 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 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 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.

* Notice per NCGS §105-317.2: This property is not the primary residence of the Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 821, Page 104, Vance County Registry.

A map showing the above described property is recorded in Plat Book "U", Page 129, Vance County Registry.

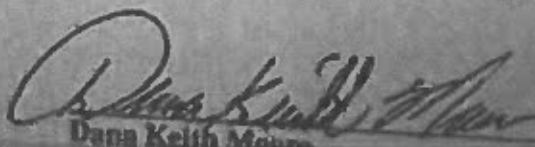
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Road easements, rights-of-way, public utilities, easements and restrictions of public record.

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.


Dana Keith Moore

(SEAL)

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PLUM NUT RD.

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POLYANNA RD.

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