

WAKE COUNTY, NC 17
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/07/2021 12:04:33

BOOK:018278 PAGE:00575 - 00578

NO TITLE SEARCH PERFORMED

Parcel Identifier Number: 0243002
Mail after recording to:

ENV
2cr 2

Lindsay Willis, Rosen Law Firm
4101 Lake Boone Trail; Ste 106
Raleigh, NC 27607

This instrument was prepared by Lindsay Willis, Attorney at Law;

Brief description for the Index: LO105 SILVERCREEK SUB PH7 BM 1998-616
Excise Tax: \$0.00

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made the 29th day of December, 2020, by and between:

GRANTOR

YOGESH MANOCHA

GRANTEE

ANJANA MANOCHA

Mailing Address
6306 GRACE PURILL Drive
Morrisville, NC 27560

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.

WHEREAS this deed is made pursuant to an equitable distribution consent order

executed by the parties hereto, and is for a valuable consideration set out in said order the receipt of which is hereby acknowledged;

WHEREAS the purpose of this conveyance is to sever any marital or divisible interest in the property described herein under N.C. Gen. Stat. § 39-13.3 (c) and to vest sole title in the name of the Grantee and allow the Grantee henceforth to convey and encumber said property or any portion thereof without the consent or joinder of the Grantor; and

WHEREAS it is the intention of the parties hereto that the property described herein shall be considered the separate property of the Grantee under the Equitable Distribution Act (N.C. Gen. Stat. § 50-20); and

NOW, THEREFORE, Grantor, for the valuable consideration set out in the parties' said Consent Order, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, and forever quitclaim unto the Grantee and his heirs and assigns all right, title, claim, and interest of the Grantor in and to a certain tract or parcel of land lying and being in the Cary Township, Wake County, North Carolina, which is more particularly described as follows:

BEING all of Lot 105 according to plat entitled "Silvercreek Subdivision, Phase VII, Lots 44, 98-112, and 142-152, recorded in Book of Maps 1998, Page 616, Wake County Registry."

The above property was acquired by Grantor by instrument recorded in Book 8536, Page 323 - 325.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns free and discharged from all right, title, claim, or interest of the Grantor or anyone claiming by, through, or under her.

Grantor hereby further relinquishes: (1) All rights to administer the Grantee's estate under N.C. Gen. Stat. § 28A-4-1 with respect to the real estate described herein; (2) all right of intestate succession to the Grantee's estate under N.C. Gen. Stat. § 29-14; (3) the right to an elective life estate in the Grantee's estate under N.C. Gen. Stat. § 29-30; (4) the right to receive an elective share of Grantee's estate under N.C. Gen. Stat. § 30-3.1, et seq., and (5) the right to a year's allowance in the Grantee's estate under N.C. Gen. Stat. § 30-15.

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In Testimony Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Yogesh Manocha (SEAL)
YOGESH MANOCHA

NORTH CAROLINA

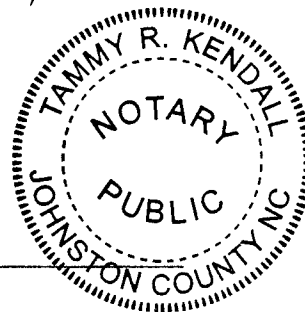
WAKE COUNTY

I, a notary public for Johnston County, North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Yogesh Manocha, Grantor(s). Witness my hand and official stamp or seal, this the 29th day of December, 2020.

My Commission Expires: 10-15-22

Tammy R. Kendall
Notary Public

Print Notary Name: Tammy R. Kendall

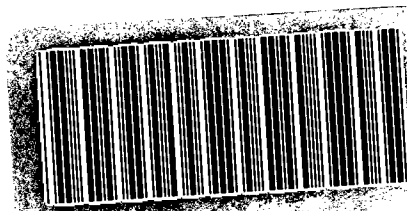


The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/ Assistant-Register of Deeds



BOOK: 018278 PAGE: 00575 - 00578



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner
Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

 4 # of Pages