

QUIT CLAIM DEED

EXCISE TAX \$ _____ -0- _____

Tax Lot No: 0184819

This instrument prepared by Wray Harrison, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

BRIEF DESCRIPTION: LOT 579 ROYAL BIRKDALE AT HEDINGHAM

MAIL AFTER RECORDING TO: GRANTEE

THIS INSTRUMENT PREPARED BY: HARRISON LAW FIRM, P.A., WRAY
HARRISON, ATTORNEY

THIS DEED, Made and entered into this 15th day of June, 2021, by
and between, **ROBERT C. PRESUTTI**, hereinafter called Grantor, and **LUDMILA Z.
PRESUTTI**, hereinafter called Grantee, whose permanent mailing address is: 4728
ROYAL TROON DRIVE, RALEIGH, NC, 27604

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to
him in hand paid, 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
RALEIGH, WAKE County, North Carolina, and more particularly described as follows:

**BEING ALL OF LOT 579, ROYAL BIRKDALE AT HEDINGHAM ON THE
NEUSE, AS SHOWN ON MAP AND SURVEY LOCATED IN BOOK OF MAPS
1992, PAGE 380, WAKE COUNTY REGISTRY.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges
thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and
discharged from all right, title, claim, and interest of the Grantor, or anyone claiming by,
through or under him, including any and all community property laws of any State, and
any and all 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 Grantee, if applicable.

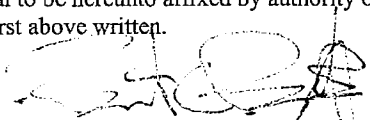
THIS CONVEYANCE is made pursuant to N.C.G.S. 39-13.3, N.C.G.S. 52-10
and N.C.G.S. 52-10.1 in order to vest title to the within described property solely in the
Grantee herein, free and clear of any right, title and interest of the Grantor herein. (For
purposes of this provision, the "Grantor" shall mean 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.

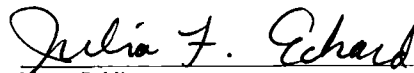
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


 _____ (SEAL)
 ROBERT C. PRESUTTI

STATE/Commonwealth of North Carolina
 COUNTY OF Wake

I, Julia F. Eckard, a Notary Public of the County and State first above written, do hereby certify that **ROBERT C. PRESUTTI** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal, this the 15th day of June, 2021.


 Notary Public

My commission expires: 4/24/2025

(NOTARIAL SEAL)

