

LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/01/2003 AT 09:43:42

BOOK:010240 PAGE:1449 - 1451

This instrument should be mailed to (38 WCR)
Prepared by

Brief Index description:

Lot 9 Lauren Oaks

Parcel Identifier Number: 0271476

Excise Tax: \$0.00

NORTH CAROLINA QUITCLAIM DEED

THIS QUITCLAIM DEED is made June 9, 2003 by and between:

Tiffani Fathullahzadeh

(hereinafter referred to in the neuter singular as "the **Grantor**") and

Siamak K. Fathullahzadeh
2901 Lauren Oak Dr
Raleigh, NC 27616

(hereinafter referred to in the neuter singular as "the **Grantee**") :

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated, in township of said Wake County, North Carolina, and more particularly described as follows:

Being all of Lot 9, Lauren Oaks subdivision, as depicted in Map Book 1999, beginning at or including page 1729.

This conveyance is made in accordance with the provisions of NCGS 39-13.3(c) and NCGS 50-20, et seq., for the purpose of dissolving a tenancy by the entirety in the property formerly held by the parties. The purpose of this conveyance is to sever the tenancy by the entirety in the property described herein pursuant to G.S. 39-13.3(c). {or, in the alternative, to transfer ownership pursuant to G.S. 39-13.3(a)} and to vest sole title in the name of Grantee, and to allow Grantee to henceforth convey and

encumber said property or any portion thereof without the consent or joinder of Grantor. Grantor hereby relinquishes: (1) All rights to administer the Grantee's estate as provided in G.S. 28A-4-1 with respect to the real property described herein; (2) All right of intestate succession to the Grantee's estate as provided in G.S. 29-14; (3) The right to an elective life estate in the Grantee's estate as provided in G.S. 29-30; (4) The right to dissent from Grantee's will as provided in G.S. 30-1; and (5) The right to a year's allowance in the Grantee's estate as provided in G.S. 30-15. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (G.S. 50-20ff) and Grantor relinquishes all right of claim to said property provided in said Act. This deed is made pursuant to a Property Settlement Agreement between the parties hereto, and is for a valuable consideration set out in said Agreement.

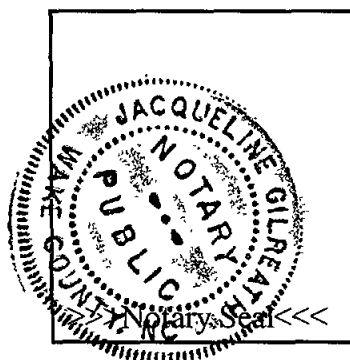
By acceptance and recording of this deed, the Grantee hereby assumes individual liability for any and all indebtedness now outstanding for which this property is collateral, and agrees to hold Grantor harmless against in and all liability for the repayment thereof.

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

IN WITNESS WHEREOF, the Grantor has set his/her hand and seal and does adopt the printed word "SEAL" as its lawful seal.

Tiffani Fathullahzadeh (SEAL)
Tiffani Fathullahzadeh

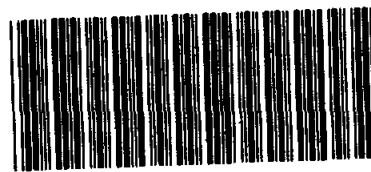
Tiffani Fathullahzadeh



State of North Carolina Wake County
I, a Notary Public of the County and State aforesaid, certify that **Tiffani Fathullahzadeh**, Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of June, 2003.

Jacqueline Gilbreath
Notary public

My Commission Expires: 2-16-03



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Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina - Wake County

The foregoing certificate___ of Jacqueline Gilreath

____ Notary(ies) Public 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.

Laura M. Riddick, Register of Deeds

By: George W. Rabin
Assistant/Deputy Register of Deeds

This Customer Group
____ # of Time Stamps Needed

This Document
____ New Time Stamp
3 # of Pages