This certifies that there are no delinquent ad valorem, Taxes, or other taxes which the Granville County Tax Collector is charged with collecting, that are a lien on:

Parcel identification number: 192314449440
This is not a certification that Granville County Parcel Identification Number Matchecs this deed Description.

Tax Collector, Staff Signature

11/04/2026
Date

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/4/2026 11:44:57 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2095 PG 451 - 453

NORTH CAROLINA QUIT CLAIM DEED

Excise Tax: $0.00

Tax Block: Lot: Parcel Identifier No.: 192314449440

Prepared By: Mann, McGibney, & Jordan, PLLC, 7751 Brier Creek Parkway, Suite 103, Raleigh, NC 27617
(without the benefit of a title search)
Return to: Jose Guzman, 103 Forest Road, Oxford, NC 27565

Brief Description from the Index
103 Forest Road

THIS DEED made this 23 day of OCTOBER, 20 26 by and between

GRANTOR	GRANTEE
Gerardo Somarriba, a married person	**Jose Guzman, a married person** **103 Forest Road** **Oxford, NC 27565**

That said Grantor, for valuable consideration to Grantor 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/her/their 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 **Granville** County, North Carolina and more particularly described as follows:

See attached "Exhibit A"

The property herein described [X] is or [ ] is not the primary residence of a Grantor.

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

Submitted electronically by "Mann, McGibney & Jordan, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

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 pursuant to N.C.G.S. 29-30 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 rights arising from application of the 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.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges thereunto belonging to him/her/them, the Grantee, his/her/their heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him/her/them.

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.

The property herein described was acquired by Grantor by instrument recorded in Book 1610, Page 359, Granville County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and seal.

Gerardo Somarriba (SEAL)
Gerardo Somarriba

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Kata Szajko, the undersigned, a Notary Public for Wake County, certify that **Gerardo Somarriba** personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 23 day of October, 26.

Kata Szajko
Notary Public

[OFFICIAL SEAL]

KATA SZAJKO
My Commission Expires
NOTARY PUBLIC
10-13-2030
WAKE COUNTY, NC

My Commission expires: 10-13-2030

Exhibit "A"
Property Description

BEGINNING AT AN IRON PIN SET IN THE NORTHEAST MARGIN OF THE RIGHT OF WAY OF FOREST ROAD, THE SOUTHWEST

CORNER OF THE PROPERTY OF DR. J. W. WATSON; RUNNING THENCE ALONG THE EASTERN MARGIN OF THE RIGHT OF

WAY OF FOREST ROAD N. 58 DEGREES 36' 00" W 39.83 FEET TO AN IRON PIN; THENCE CONTINUING ALONG THE EASTERN MARGIN OF THE RIGHT OF WAY OF FOREST ROAD BY A CURVED LINE HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 184.45 FEET, A CHORD OF 169.36 FEET TO AN IRON PIN AND A BEARING OF N 09 DEGREES 34' 34" W; THENCE CONTINUING ALONG THE EASTERN MARGIN OF THE RIGHT OF WAY OF FOREST ROAD BY A STRAIGHT LINE N 30 DEGREES 46' 20" E 39.63 FEET TO AN IRON PIN, CORNER OF CATHERINE CURRIN; THENCE ALONG THE SOUTHERN PROPERTY LINE OF CATHERINE CURRIN S 59 DEGREES 18' 32" E 110.16 FEET TO AN IRON PIN, CURRIN'S SOUTHEAST CORNER IN COMMON WITH THE SOUTHWEST CORNER OF LOT #16 OF GREEN ACRES SUBDIVISION; THENCE WITH THE PROPERTY LINE OF LOT #16 S 51 DEGREES 40' 12" E 47.68 FEET TO AN IRON PIN, THE NORTHWEST CORNER OF DR. J.W. WATSON; THENCE ALONG THE WESTERN PROPERTY LINE OF DR. J. W. WATSON S 33 DEGREES 33' 45" W. 163.22 FEET TO THE POINT AND PLACE OF THE BEGINNING, ACCORDING TO PLAT AND SURVEY MADE BY PRECISION SURVEYS, INC., ENTITLED "SURVEY FOR KENNETH E. CALVERT, JR. AND WIFE, CYNTHIA P. CALVER," DATED SEPTEMBER 22, 1992.