



2015021943 00211  
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
 06-15-2015 03:35:37 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3235

PG: 4244-4246

Original To: Gudi Ineger

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$no taxable consideration

Parcel Identifier No. 6805-26-2356.00 \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Jennifer K. Payne, Attorney at Law, 206 N. Spruce St.  
SPRINGHOUSE, NC

This instrument was prepared by: Lynne R. Holton, Esq. - NO TITLE SEARCH REQUESTED OR PERFORMED \_\_\_\_\_

Brief description for the Index: Lot 64, Mountain View, Section III \_\_\_\_\_

THIS DEED made this 12<sup>th</sup> day of June, 2015, by and between

GRANTOR

GRANTEE

Marwan M. Zabaneh, legally separated and  
 Nada G. Masri, legally separated

Marwan M. Zabaneh, legally separated

5130 Laurel View Drive  
 Winston-Salem, NC 27104

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

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 grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 64 as shown on the recorded plat entitled Mountain View, Section III, recorded in Plat Book 37, Pages 105-106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

(All or a portion of this property x is \_\_\_\_\_ is not the principal residence of one or more Grantors.)

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 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3111, page 108.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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.

The Grantors make no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Marwan M. Zabaneh (SEAL)  
Marwan M. Zabaneh

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Nada G. Masri (SEAL)  
Nada G. Masri

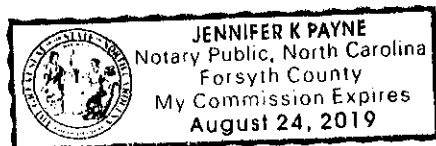
By: \_\_\_\_\_  
Title: \_\_\_\_\_

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Nada G. Masri personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9 day of June, 2015.

My Commission Expires: 8/24/2019

Jennifer K Payne  
Notary Public



State of NC - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Mawwan Zabaneh personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of June, 2015

My Commission Expires: 02-06-2017

Christopher W. Payne  
Notary Public

