

2005056254 00080


 FORSYTH CO, NC FEE \$23.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 08-26-2005 10:50 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
 BK: RE 2595
 PG: 711-714

QUITCLAIM DEED

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NORTH CAROLINA

FORSYTH COUNTY

ENVELOPE

Prepared by and after recordation return to:
 Keith A Wood, Esq.
 Carruthers & Roth, P.A.
 Post Office Box 540
 Greensboro, North Carolina 27402
 (Without title examination)

Excise Tax: No taxable consideration

THIS DEED made this 23rd day of August, 2005, by and between **ELAINE M. ZABANEH** (hereinafter referred to as "Grantor"), and **MARWAN M. ZABANEH and AMAL Z. WOOD**, each as equal one-half tenants in common (hereinafter referred collectively to as "Grantee"), whose address is c/o Munir Zabaneh, 105 Ivorhing Court, Kernersville, North Carolina 27284. 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 remise, release and forever quitclaim unto the Grantee in fee simple, subject, however, to the right retained by the Grantor unto herself and exercisable under her will which makes specific reference to this right, to appoint the property described herein to any person or trust other than herself, her estate, her creditors, the creditors of her estate, or any trust for the benefit of her, her estate, her creditors, or the creditors of her estate, such conveyance to be any and all of the Grantor's right, title, claim, and interest in those certain premises situated in Forsyth County, North Carolina, and more particularly described as follows:

See **EXHIBIT A** attached hereto and incorporated herein by reference.

The above described property was conveyed to Grantor by deed recorded in Book _____,
 Page _____, of the Forsyth County Registry.

TO HAVE AND TO HOLD the premises described herein, with all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject, however, to the above-described special power of appointment reserved by the Grantor unto herself.

The Grantor makes no warranty, express or implied, as to the property hereinabove described.

The property is conveyed subject to all encumbrances of record, including but not limited to all easements, restrictions, rights-of-way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal the day and year first above written.

Elaine M. Zabaneh (SEAL)
ELAINE M. ZABANEH

~~M~~MUNIR I. ZABANEH, spouse of ELAINE M. ZABANEH, is signing this deed for the sole purpose of releasing any inchoate marital rights he may have in the aforesaid property.

M. Zabaneh (SEAL)
MUNIR I. ZABANEH

* * * * *

STATE OF NORTH CAROLINA

COUNTY OF Guilford

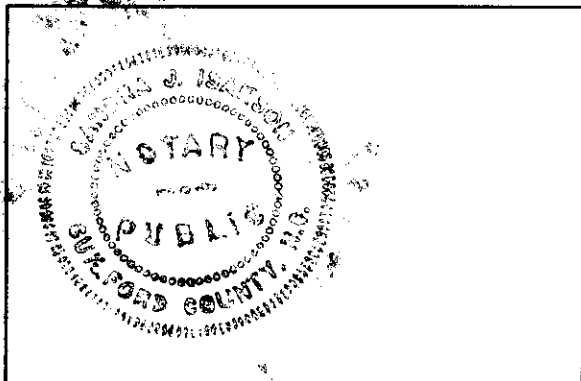
I, Sandra J. Isakson, a Notary Public, do hereby certify that ELAINE M. ZABANEH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 23rd day of August, 2005.

Sandra J. Isakson
Notary Public

My commission expires:

June 13, 2009



[PLACE NOTARIAL SEAL INSIDE BOX]

STATE OF NC - FORSYTH CO
Sandra J. Isakson The foregoing certificate(s) of:
NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 484, as shown on a recorded Plat entitled ABINGTON, SECTION 12-B said plat being recorded in Plat Book 38, page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.