

\*\*\*NO TITLE SEARCH REQUESTED\*\*\*

Excise Tax: \$0.00

Tax Parcel ID # 074598

This instrument was prepared by: Lanier, Fountain & Ceruzzi, 114 Old Bridge St, Jacksonville, NC 28540/jwc

STATE OF NORTH CAROLINA

COUNTY OF ONSLOW

### QUITCLAIM DEED

THIS DEED, made and entered into this the 6<sup>th</sup> day of October, 2022, by and between LAURA L. FORBES, married, hereinafter called "Grantor," and GEORGE H. FORBES III, married, hereinafter called "Grantee," whose permanent mailing address is 884 West Pueblo Drive, Jacksonville, NC 28546;

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:

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to her 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, 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 White Oak Township, Onslow County, North Carolina, and more particularly described as follows:

**BEING ALL OF LOT 408 OF STERLING FARMS, PHASE 2 AS SHOWN ON MAP RECORDED IN MAP BOOK 58, PAGE 7, ONSLOW COUNTY REGISTRY.**

**Subject to the Restrictive and Protective Covenants recorded in Book 2782, Page 747; modified in Book 3086, Page 510; Book 3094, Page 410; Book 3262, Page 862. Onslow County Registry.**

The property hereinabove described does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3600, Pages 313-315, Onslow County Registry.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to her, the Grantee, her heirs, successors, and assigns, free and discharged from all right, title, claim, or interest of the Grantor or anyone claiming by, through, or under him.

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictions and utility easements of record.

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 the 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

submitted electronically by "Lanier, Fountain Ceruzzi & Sabbah"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

and financial obligations, both real and personal, of each spouse to the other, as between Grantee and Grantee's spouse Grantor. The parties hereby acknowledge full and complete disclosure of their separate and marital assets, each unto the other.

For the 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, N.C.G.S. 29-30 or similar statute or pursuant to the 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 property 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) all and every right to dissent from the will of the Grantee, (5) any and all rights arising out of any action for equitable distribution under N.C.G.S. 50-20, (6) any and all community property laws of any state, and (7) any and all other rights or interests in said real property which the Grantor now has or may hereafter have or acquire arising out of or accruing to the Grantor by reason of past, current or future marital relationship with the Grantee.

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal, the day and year first above written.

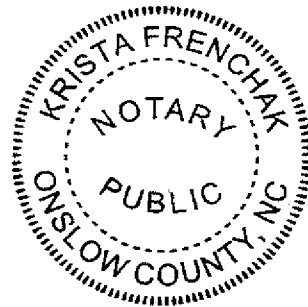
 (SEAL)  
LAURA L. FORBES

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

I, a Notary Public of the County and State aforesaid, certify that LAURA L. FORBES personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 10<sup>th</sup> day of October, 2022.

  
Notary Public

My Commission Expires: 02-14-2026





**Tax Certification Form**  
(Check One Box)

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

Parcel Identification Number:

074598 GRANTEE: GEORGE H. FORBES III

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

- No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed, and the assessor has obtained the desired information from the conveyance (G.S. 105-303).
- Balance due on account. It must be paid to Onslow County Tax Collector. Please make payment within 5 days of closing.

EILEEN WAGNER Digitally signed by EILEEN WAGNER  
Date: 2022.10.11 12:07:18 -04'00'

Tax Collections Staff Signature

10/11/2022

Date

- This parcel may have deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.