

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/16/2024 9:40:41 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4561 PG 853 - 855

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA
COUNTY OF PITT

Prepared By: HORNE & HORNE, PLLC
Return To: GRANTEE
3125 North Main Street
Farmville, NC 27828

Tax Parcel No: 57541
Excise Tax: \$ 0

QUITCLAIM DEED

The Preparer has not performed a title examination and is informed that all or a portion of the property herein conveyed does not include the principal residence of the Grantor.

THIS QUITCLAIM DEED, made and entered into this the **6th** day of September, 2024, by and between CLIFFORD DEAN OLSZEWSKI, whose address is 12430 Tesson Ferry Road, Ste 245, St. Louis, MO 63128, hereinafter called GRANTOR; and LISA ADAMS OLSZEWSKI, of Pitt County, North Carolina, hereinafter called GRANTEE;

WITNESSETH:

Now therefore, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and by these presents do remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all right, title, claim and interest of the said Grantor in and to the following described real property, to-wit:

Being all of Lot 10 as shown on that certain plat entitled "Final Plat Pollard Farm Subdivision, Section Two Revised", dated August 1, 1995, prepared by McDavid Associates, Inc., and duly recorded in Map Book 46, Page 22, Pitt County Register of Deeds.

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

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under the Grantor.

This conveyance is made pursuant to N.C.G.S. 39-13.3, 52-10 and 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 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, 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 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 community property laws of any state, and (6) any and all other rights and interests in said real estate which 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.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as his seal and has hereunto set his hand and seal on this the day and year first above written.

Clifford Dean Olszewski (SEAL)
CLIFFORD DEAN OLSZEWSKI

STATE OF *Missouri*
COUNTY OF *St. Louis*

I, a Notary Public of the aforesaid County and State do hereby certify that CLIFFORD DEAN OLSZEWSKI personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and Notarial Seal, this the *6th* day of September, 2024.

(AFFIX SEAL HERE)

DEBORAH J. WESTLING
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
ST. LOUIS COUNTY
COMMISSION # 14431813
MY COMMISSION EXPIRES: 6/21/2026

Deborah J. Westling
NOTARY PUBLIC
Printed/Typed Name: *Deborah J. Westling*
My Commission Expires: *6/21/2026*