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Recorded: 08/28/2023 at 10:28:18 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 4444 PG 410-412

NORTH CAROLINA QUITCLAIM DEED

No title search performed or requested

Excise Tax: \$0.00

Parcel Identifier Number: 53944 and 79106

~~Mail to~~ Grantee: 6085 Wall Road, Ayden, NC 28513
File

This deed was prepared by DeLyle M. Evans, Attorney, P.O. Box 522, Ayden, N.C.

Brief description for Index: Tract 3 and 4

THIS DEED, made this 22nd day of August, 2023 by and between

GRANTOR

GRANTEE

THOMAS CRAIG HORTON of
Pitt County, N.C.

LINDA ROWE HORTON of Pitt County, N.C.

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, and quitclaim unto the Grantee all of his marital interest, formerly referred to as curtesy, in and to that certain tract or parcel of land lying and being situate in Pactolus Township, Pitt County, North Carolina.

Lying and being in Pactolus Township Township, Pitt County, NC and being all of Tract 3 and 4 as shown on that map entitled "Survey for Helen A. Dixon Rowe" made by Gary S. Miller and recorded in Map Book 72, Page 18 of the Pitt Co. Registry. And being the same property

conveyed to the grantee and her sister, Catherine Rowe Smith by deed dated June 25th, 2009 and recorded in Book 2643, Page 4 of the of the Pitt County Registry.

TO HAVE AND TO HOLD the above-described property, with all appurtenances thereunto belonging unto Grantee, her heirs, successors and assigns, in fee simple forever. .

And the Grantor covenants with the Grantee that Grantor is the husband of the Grantee and has the right to convey and waive his marital interest (formerly called curtesy) in the property to Grantee, and that title is marketable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing deed as of the day and year first above written.

Thomas C Horton (SEAL)
THOMAS CRAIG HORTON

By: _____ (SEAL)
Title _____

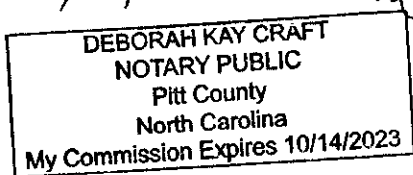
State of North Carolina
County of Pitt

I, the undersigned Notary Public of the county and state aforesaid, certify that Thomas Craig Horton, personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this the 24 day of August, 2023.

My commission expires: 10/14/2023

Deborah Kay Craft
Notary Public



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 obligation, 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 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 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) 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 community property laws of any state and 6) any and all other rights and interests in said real property 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.

It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (N.C.G.S. 50-20 et seq.) and that Grantor relinquish all right and claim to said property in said Act for the valuable consideration paid to Grantor.