

INSTRUMENT # 2004165701



2004165701

Excise Tax 0

Recording Time, Book and Page

Tax Lot Number: \_\_\_\_\_ Parcel Identifier: 17304120

Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Mail after recording to - CARRIGAN LAW FIRM, 4950 PARK RD. CHARLOTTE, NC 28209

This instrument was prepared by CHRISTINA M. COLLIER, ATTORNEY AT LAW, 4950 PARK RD., CHARLOTTE, NC 28209

Brief description for the Index:

### North Carolina Special Warranty Deed

THIS DEED made this 24<sup>th</sup> day of JUNE, 2004, by and between:

GRANTOR

**Robert T. Trout**

GRANTEE

**Ruth E. Trout**

**1501 Edgewater Drive  
Charlotte, NC 28210**

ENTER IN APPROPRIATE BLOCK FOR EACH PARTY: NAME, ADDRESS, AND IF APPROPRIATE, CHARACTER OF ENTITY, I. E. Q. CORPORATION OR PARTNERSHIP

THE DESIGNATIONS *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 Charlotte Township, Mecklenburg County, North Carolina, and more particularly described as follows:

BEING all of Lot 44 in Block 3 of STARMOUNT #3 as shown on map thereof recorded in Map Book 2095 at Page 529 in the Mecklenburg County Public Registry, reference to which said map is hereby made for a more particular description.



The purpose of this Deed is to convey all of Grantor's right, title and undivided interest in the subject property to Grantee pursuant to NCGS§39-13.3(c). This property is being conveyed pursuant to the terms of a Separation and Property Settlement executed by the parties on June 24, 2004. By this conveyance, the tenancy by the entirety is severed, and the exclusive ownership of this real estate is vested in the Grantee. Grantee is free to convey this real estate without the joinder or signature of the Grantor hereafter. This conveyance is made pursuant to the provisions of NCGS§50-20 et seq. and it is the intention of the parties that this transfer comply with the provisions of NCGS§39-13.4 and NCGS§29-30.

The property hereinabove described was acquired by Grantor and Grantee by instrument recorded in Deed Book 3900 at Page 0910 of the Mecklenburg Public Registry.

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.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

*NONE, EXCEPT THE VALID EASEMENTS, COVENANTS AND RESTRICTIONS DULY RECORDED IN THE CHAIN OF TITLE*

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the date above first written.

Robert T. Trout (SEAL)  
Robert T. Trout



NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Karen B. Garrison, a Notary Public for said County and State, do hereby certify that Robert T. Trout personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24<sup>th</sup> day of JUNE, 2004  
Karen B. Garrison My commission expires NOV. 7, 2007  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant Register of Deeds

