



2012056530 00267

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-19-2012 04:23:35 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3097

PG: 2033-2035

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: N/A

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Coltrane, Grubbs & James, PLLC, PO Box 1062, Kernersville, NC 27285-1062

This instrument was prepared by: Joseph M Coltrane, Jr. Attorney **Box 114**

Brief description for the Index: _____

THIS DEED made this 19th day of December, 2012 by and between

GRANTOR

CHARLES C. PHILLIPS, JR. (unmarried);

JUDITH PHILLIPS STANTON and
Husband PETER HARKINS

GRANTEE

JUDITH PHILLIPS STANTON

Mailing Address:
4650 Old Graham Rd.
Pittsboro, NC 27312

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 remised and released and does hereby remise, release and forever quitclaim to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being all of the property lying northeast of Willard Road and identified on the Forsyth County tax records as PIN 6853-09-1913 and PIN 6854-00-8121, SAVE AND EXCEPT for that parcel described on Exhibit A attached hereto, and also SAVE AND EXCEPT the approximately 11.25 acres lying south and west of Willard Road, both of which have been conveyed to Charles C. Phillips Jr. simultaneously herewith. The herein-described property is a part of Tract I and all of Tract V as described in Book 3026, Page 1429, Forsyth County Registry.

The Grantors own the herein-described property jointly as tenants in common, and the purpose of this deed is to convey to Grantee full and complete separate ownership of the herein-described property. The Grantors have simultaneously executed and delivered a deed to Charles C. Phillips, Jr. conveying the remainder of the "Betty Phillips Property" to the said Charles C. Phillips, Jr.

See Book 3033, page 780 and Book 3033, Page 784. Also Book 3026, Page 1429 and Book 3026, Page 1424.

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.

Grantor makes no warranty, express or implied, as to title to the Property.

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

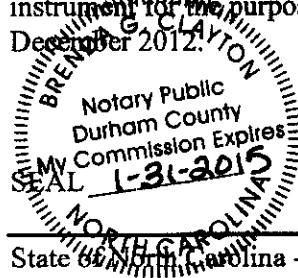
Charles C. Phillips Jr. (SEAL)
Charles C. Phillips Jr. (unmarried)

Judith Phillips Stanton (SEAL)
Judith Phillips Stanton

Peter Harkins (SEAL)
Peter Harkins

State of North Carolina - County of Durham

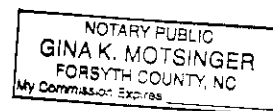
I, the undersigned Notary Public of the County and State aforesaid, certify that JUDITH PHILLIPS STANTON and husband PETER HARKINS each personally appeared before me this day and having first provided me with satisfactory proof of her/hisr identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of December 2012.



Brenda G. Clayton
Brenda G. Clayton, Notary Public
My Commission Expires: 1-31-2015

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that CHARLES C. PHILLIPS, JR (unmarried) personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of December 2012.



Gina K. Motsinger
Gina K. Motsinger, Notary Public
My Commission Expires: 9/18/2017

Exhibit A
(Exception Property)
(Property of Charles Phillips)

Beginning at an iron pipe in the northeast margin of Willard Road, said iron pipe marking the southwest corner of the herein-described property and the southeast corner of that property conveyed to Bruce Wolfe in Book 2860, Page 2241, Forsyth County Registry, and said point also being the southeast corner of Tract 8 of the Mollie I Phillips property as shown in Plat Book 17, Page 14, Forsyth County registry. Thence from said BEGINNING POINT, running with the northeast margin of Willard Road, in a southeasterly direction, 400 feet to a point; thence a new line North 02 degrees, 02' 38" East, running parallel with Wolfe's east line, 900 feet more or less to a point in the center of a creek, Wolfe's south line; thence running with the centerline of said creek as it meanders in a westerly direction, 400 feet more or less to an iron stake in Wolfe's east line; thence with Wolfe's east line South 02 degrees, 02' 38" West 20 feet to an iron pipe; thence continuing with Wolfe's east line South 02 degrees, 02' 38" West 809.99 feet to the northeast margin of Willard Road, the point and place of beginning.

The above-described property is a part of the Betty S. Phillips property as described in Deed Book 580, Page 209, Forsyth County registry, and contains approximately 7.5 acres, more or less. It is a westernmost part of PIN 6853-09-1913 as the Forsyth County tax maps are presently constituted.