
2013017674 00167
 FORSYTH CO, NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 04-19-2013 02:21:24 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY
BK: RE 3118
PG: 602-603

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 #114

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

Brief description for the Index: Willard Rd.

THIS DEED made this 9th day of April, 2013 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 2012 Forsyth County tax records as PIN 6853-09-1913 and PIN 6854-00-8121, SAVE AND EXCEPT for Lot 1 as shown on the Plat entitled "Final Plat for Charles C. Phillips, Jr. Property" recorded in Plat Book 60, Page 161, Forsyth County Registry, and also SAVE AND EXCEPT the approximately 11.25 acres lying south and west of Willard Road, both of which have previously been conveyed to Charles C. Phillips Jr. But TOGETHER WITH a permanent non-exclusive access and utilities easement referred to in Note 5 on said plat.

See previous deed recorded in Book 3097, Page 2033.

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.

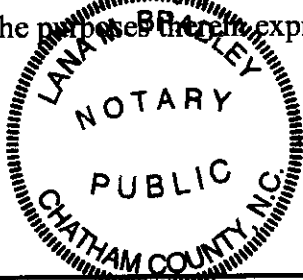
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

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 CHATHAM

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 9 day of April, 2013.

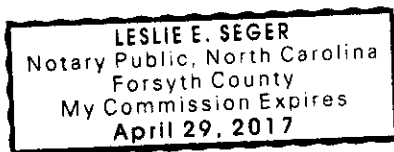


Lana M. Bradley
LANA M. BRADLEY, Notary Public
My Commission Expires: 01/22/2017

SEAL

State of North Carolina - County of Forsyth

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 11 day of April, 2013.



Leslie E. Seger
Leslie E. Seger, Notary Public
My Commission Expires: 4-29-2017