

# MCGRATH & SPIELBERGER, PLLC

## ATTORNEYS AT LAW

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October 3, 2019

Barbara DeMartin  
278 Curragh Cove  
Fuquay-Varina, NC 27526

*Re.: 278 Curragh Cove, Fuquay-Varina, North Carolina*

Ms. DeMartin,

Enclosed for your records is the original recorded quitclaim deed for the above-referenced property. Please let us know if you have any questions. Thank you.

Sincerely,

MCGRATH & SPIELBERGER, PLLC

Enclosure

HARNETT COUNTY TAX ID#

08.0655-0067-15

9.27.19 BY (CW)

FOR REGISTRATION  
Kimberly S. Hargrove  
REGISTER OF DEEDS  
Harnett County, NC  
2019 SEP 27 10:15:17 AM  
BK:3740 PG:285-288  
FEE:\$26.00  
INSTRUMENT # 2019014091

CCLINTON



Excise Tax: \$0.00 (no taxable consideration)

Parcel Identifier No. 0655-53-8783.000 / PID: 080655-0067-15 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: McGrath & Spielberger, PLLC (No title exam performed)

Brief description for the Index: LOT 14, MAGNOLIA CREST SUBDIVISION

### NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 19 day of September 2019, by and between

GRANTOR	GRANTEE
Barbara DeMartin, an unmarried woman	Barbara Lynn DeMartin, as Trustee of The Barbara Lynn DeMartin Living Trust dated September 10, 2019
<u>Grantor Mailing Address:</u> 278 Curragh Cove Fuquay-Varina, NC 27526	<u>Property and Grantee Mailing Address:</u> 278 Curragh Cove Fuquay-Varina, NC 27526

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Fuquay-Varina, Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot 14, Magnolia Crest Subdivision as shown on the plat recorded in Plat Book 2007, Page 39, Harnett County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3602, Page 918.  
All or a portion of the property herein conveyed X includes or \_\_\_ does not include the primary residence of a Grantor.  
A map showing the above described property is recorded in Plat Book 2007, Page 39.

**\*\* NO TITLE SEARCH REQUESTED BY GRANTOR/GRANTEE AND NONE PERFORMED BY ATTORNEY \*\***

TO HAVE AND TO HOLD the aforesaid lot, parcel of land or condominium unit and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Title to the property hereinabove described is subject to the following exceptions if any:

SUBJECT TO ALL EASEMENTS, PUBLIC AND PRIVATE UTILITY OR RIGHTS OF WAY, RESTRICTIONS AND CONDITIONS RECORDED OF RECORD, IF ANY, AND THE CURRENT YEAR'S AD VALOREM TAXES.

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

Barbara DeMartin (SEAL)  
Barbara DeMartin

STATE OF NC  
COUNTY OF WAKE

I, the undersigned Notary Public of the County of WAKE and State of NORTH CAROLINA, certify that Barbara DeMartin personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 19~~TH~~ day of SEPTEMBER 2019.



C. Margo Ankeny  
Signature of Notary

C. MARGO ANKENY  
Notary's Printed or Typed Name

My Commission Expires: 10/28/2022