

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC

HARNETT COUNTY TAX ID #
099554 0018

Electronically Recorded
2020 Nov 23 10:42 AM NC Rev Stamp: \$ 0.00
Book: 3900 Page: 399 - 402 Fee: \$ 26.00
Instrument Number: 2020021789

11-23-2020 BY: SB

REVENUE: \$0.00
Tax ID No.: 099554 0018

This instrument was prepared by: Emily Price, Esq.
WHEN RECORDED RETURN TO: Hutchens Law Firm LLP

File # SOP1316455

STATE OF NORTH CAROLINA

QUIT CLAIM DEED

COUNTY OF HARNETT

THIS DEED, made and entered into this 14 day of November, 2020, by
and between

Jordan Davis Maloney, separated

whose mailing address is

205 Bailey Rd. Candler NC 28715

hereinafter called Grantor

and

Bryan Thomas Maloney, separated

whose mailing address is

370 Cypress Church Road, Cameron, NC 28326

hereinafter called Grantee

WITNESSETH:

That said party of the first part, for and in consideration of the sum of One Dollars (\$1.00) to it in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the party of the second part and his successors and assigns all right, title, claim any interest of the said party of the first

submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

part in and to a certain lot or parcel of land lying and being in the county of Harnett North Carolina, and more particularly described as follows:

BEGINNING at an existing pk nail located in the centerline of State Road #1107, the southernmost corner of Tract C-7 as shown on Map Book 22, Page 88, Harnett County Registry, and running thence with the centerline of said State Road North 37 degrees 00 minutes 45 seconds West 239.94 feet to an existing pk nail; thence continuing with the centerline of said State Road North 36 degrees 55 minutes 30 seconds West 194.92 feet to a control corner existing pk nail, a corner with Tract C-5 as shown on Map Book 22, Page 88, Harnett County Registry; thence with Lot C-5 North 53 degrees 00 minutes 00 seconds East 424.93 feet to an existing iron pipe; thence continuing with Tract C-5 North 19 degrees 43 minutes 24 seconds East 1389.09 feet to an existing iron pipe in the line of Smith, thence with Smith South 81 degrees 59 minutes 27 seconds East 459.48 feet to an existing iron pipe; thence South 82 degrees 05 minutes 07 seconds East 53.31 feet to a pine knot, thence South 82 degrees 05 minutes 07 seconds East 309.79 feet to an existing iron pipe, a corner with Thomas; thence with Thomas South 29 degrees 41 minutes 09 seconds West 1555.75 feet to an existing iron pipe; thence continuing with Thomas South 53 degrees 00 minutes 02 seconds West 739.73 feet to the BEGINNING and containing 28.01 acres according to a map and survey by Melvin A. Graham, RLS, dated August 28, 1996.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded easements. Grantee shall indemnify and hold Grantor harmless for any such lien or encumbrance, including the Deed of Trust recorded in Book 3582, Page 781, Harnett County Registry, and set forth in the release attached hereto as "Exhibit A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3582, Page 778, Harnett County Registry, North Carolina.

THE PREPARER OF THIS DOCUMENT DID NOT PERFORM ANY TITLE EXAMINATION OR CONDUCT A CLOSING ASSOCIATED WITH THIS INSTRUMENT. PREPARER DRAFTED THIS DOCUMENT BASED ON INFORMATION PROVIDED TO PREPARER BY THE PARTIES TO THE TRANSACTION. THEREFORE PREPARER MAKES NO CERTIFICATION NOR GIVES A LEGAL OPINION REGARDING TITLE TO THE PROPERTY.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by through or under him.

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 obligations, 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 hereby 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 estate pursuant to N.C.G.S. 29-30 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 rights arising from application of the community property laws of any state, and (6) any and all other rights and interests in said real estate 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed the day and year first above written.

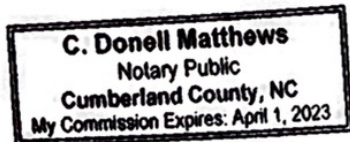
Jordan Davis Maloney
Jordan Davis Maloney

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jordan Davis Maloney

WITNESS my hand and official stamp or seal, this 14 day of NOV, 2020.



C. Donell Matthews
NOTARY PUBLIC

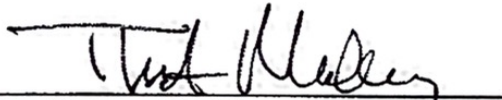
MY COMMISSION EXPIRES: 01 April 2023

EXHIBIT A

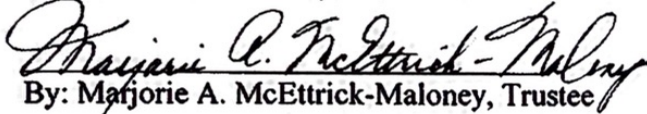
The undersigned Thomas F. Maloney, Jr. and Marjorie A. McEttrick-Maloney, Trustees of the Maloney Family Living Trust under Declaration of Trust dated December 24, 2012, beneficiary and secured creditor named in that Deed of Trust executed by Bryan Thomas Maloney and Jordan Davis Maloney to Emily Price, Trustee, which is dated February 22, 2018 and recorded in Book 3582, Page 781, Harnett County Registry, hereby consents to the transfer of the Grantor's interest in the above described real property to Grantee and releases the Grantor from personal liability for the lien of the security instrument.

This the 2nd day of NOVEMBER, 2020.

Maloney Family Living Trust under Declaration of Trust dated December 24, 2012



By: Thomas F. Maloney, Jr., Trustee



By: Marjorie A. McEttrick-Maloney, Trustee

STATE OF Florida

COUNTY OF Pinellas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas F. Maloney, Jr. and Marjorie A. McEttrick-Maloney

WITNESS my hand and official stamp or seal, this 2nd day of November, 2020.




NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/23/2023