

Filed: Madison County, NC
01/09/2017 01:57:05 PM
Susan Rector, Register of Deeds
Excise Tax: \$0.00

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9727-53-2272

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Brenda Thompson
Tax Collection Staff Signature

1-9-17
Date

Mail after recording to: **JAMES R. THOMPSON**
16 Windsong Drive
Fairview, NC 28730

This Instrument Prepared By: PC Law Associates (no title examination), 11610 North Community House Road, Suite 200, Charlotte, NC 28277

Brief Description for the Index:

Parcel ID #: 9727-53-2272

File No.: 45141635780

Excise Tax: \$0.00

NORTH CAROLINA QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 30th day of December, in the year 2016,
by and between:

GRANTOR(S)	GRANTEE(S)
PENSCO TRUST COMPANY FBO JAMES THOMPSON, IRA Mailing Address: 16 Windsong Drive Fairview, NC 28730	JAMES R. THOMPSON Mailing Address: 16 Windsong Drive Fairview, NC 28730

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 content.

WITNESSETH, that the grantors, for no consideration, have granted, bargained, remised and released and by these presents do grant, bargain, remise and forever quitclaim into the Grantee and his heirs and assigns all right, title, claim, and interest of the said grantors in and to a certain

tract or parcel of land lying and being in the **County of Madison, and State of North Carolina**, and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Commonly Known As: 387 South Halewood Road, Marshall, NC 28753

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto to the said grantee and his heirs and assigns, free and discharged from all right, title, claim, or interest of the said grantors or anyone claiming by, and through or under them.

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

1. 2016 ad valorem taxes for which Grantee hereby assumes and agrees to pay.
2. Easements and restrictions of public record as of the date hereof.

This property ___ is/or is not the principal residence of the Grantor(s).

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IN TESTIMONY WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

PENSCO TRUST COMPANY FBO JAMES THOMPSON, IRA

[Signature]
By: James Thompson

Its: _____

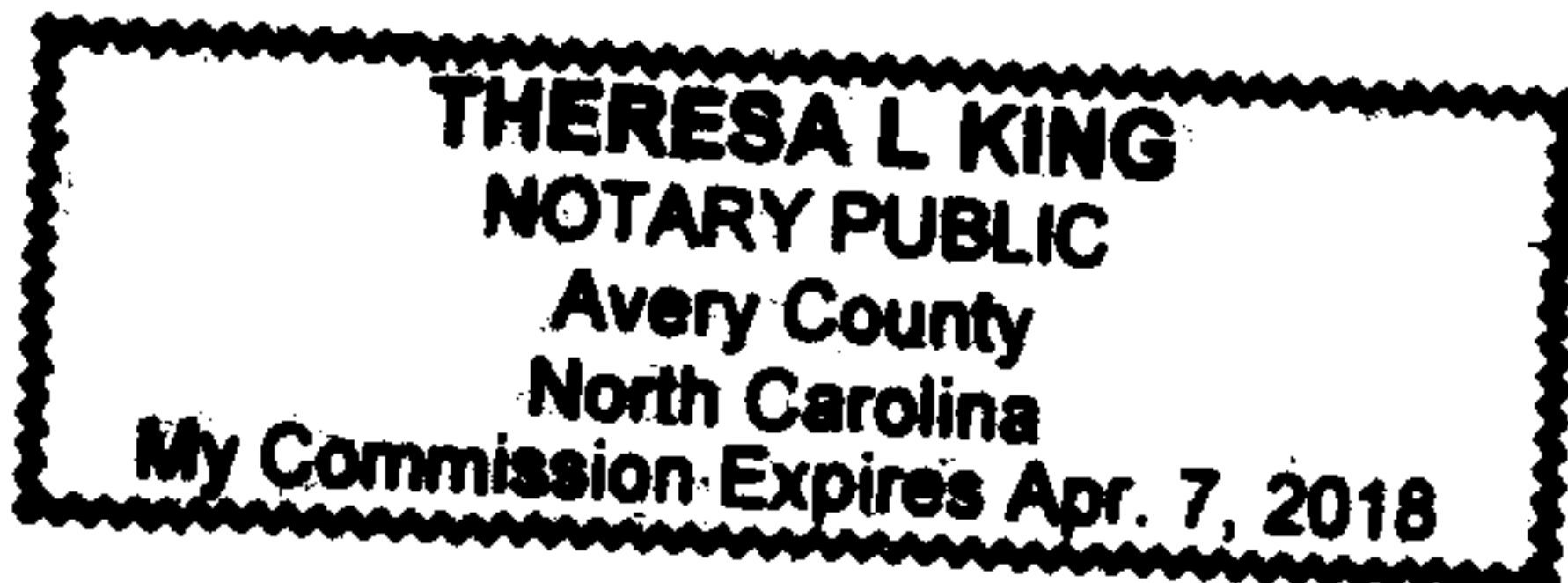
STATE OF NC

COUNTY OF Madison

I, Theresa L. King a Notary Public of said State and County aforesaid, do hereby certify that grantor(s) James Thompson, the OWNER of **PENSCO TRUST COMPANY FBO JAMES THOMPSON, IRA**, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a Drivers License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 30th day of December, in the year 20 16.

(seal or stamp)



[Signature]
Notary Public Official Signature
Theresa L. King
Notary Printed or Typed Name

My Commission Expires: 4-7-2018

**EXHIBIT A
LEGAL DESCRIPTION**

Real property in the City of Marshall, County of Madison, State of North Carolina, described as follows:

Lying and being in No. 3-2 Township of Madison County, N.C.:

Being all of that tract as shown on the plat recorded in Plat Book 5, at Page 489 and 649, in the Office of the Register of Deeds for Madison County, containing 89.47 acres more or less, as shown on a survey for Sandra Allison; reference to said plat being made for a more particular description.

Being the same property described in Deed Book 472 at Page 186, Madison County, NC Registry.

Together with and subject to easements, restrictions and rights of way of record.

Being all of that certain property conveyed to Pensco Trust Company FBO James Thompson, IRA, from Sandra A. Grace, Trustee of the Sandra A. Grace Living Trust dated September 10, 2007, and any amendments thereto, by deed dated 09/12/2012, and recorded 09/26/2012, in Book 540, Page 498 of official records.

Commonly known as: 387 South Halewood Road, Marshall, NC 28753.

Parcel ID: 9727-53-2272

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.