

1685  
1204

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS  
FILED May 16, 2013  
AT 09:00:13 am  
BOOK 01685  
START PAGE 1204  
END PAGE 1206  
INSTRUMENT # 05784  
EXCISE TAX (None)

BOOK 1685 PAGE 1204

Prepared by: Caviness Law Firm, PLLC (without title search)  
Address of Grantee: Sabra Janiell Scott, 9550 Silk Hope Liberty Road, Siler City, NC 27344  
Return After Recording To: Elizabeth J. Caviness, 225 E. Kingston Ave., Charlotte, NC 28203  
Tax Stamps: \$0

### QUITCLAIM DEED

THIS DEED made this 16 day of May, 2013, by and between SABRA JANIELL MACDANIEL ALLEN a/k/a SABRA JANIELL MACDANIEL ALLEN SCOTT and LESTER WASHINGTON SCOTT, hereinafter called Grantor, and SABRA JANIELL MACDANIEL ALLEN SCOTT and MARSHALL LEE ALLEN, hereinafter called Grantee.

The designated 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:

For love and affection the Grantor, SABRA JANIELL MACDANIEL ALLEN SCOTT, does transfer and convey to MARSHALL LEE ALLEN the property described herein, reserving a life estate for SABRA JANIELL MACDANIEL ALLEN SCOTT and LESTER WASHINGTON SCOTT coupled with SABRA JANIELL MACDANIEL ALLEN SCOTT's unrestricted power to convey the property during SABRA JANIELL MACDANIEL ALLEN SCOTT's lifetime. This power to convey creates a general inter vivos power of appointment, without liability for waste, which includes the power to sell, gift, mortgage and lease with or without consideration (or otherwise dispose of the property), and to retain the proceeds from the conveyance, and authorizes Grantor's attorney in fact to exercise the general inter vivos power of appointment in favor of any desired beneficiary with or without consideration including gratuitous conveyances to the attorney in fact. If Grantor or her attorney in fact has not previously conveyed the property prior to Grantor's death, the property is conveyed to MARSHALL LEE ALLEN.

Grantor conveys to Grantees any interest she may have in all that certain lot or parcel of land situated in Albright Township, Chatham County, North Carolina and more particularly described as follows:

**LYING AND BEING in Albright Township, Chatham County, North Carolina, being bounded on the North by the lands of E. B. Wicker; on the West by the lands of Walter Daffron; on the East by the lands of Will Class; on the South by the lands of Arlie Daffron and being known as the B. F. Wicker Place, owned by E. D. Wicker at the time of his death. See Deed dated March 10, 1925, and recorded in Book G.S., Page 584, Chatham County Register. Said land containing 74 ACRES, more or less.**

BOOK 1685 PAGE 1205

- (1) The above described property is subject to a right-of-way to the North Carolina.
- (2) Department of Transportation.
- (3) The above described property is subject to Easements in favor of any Public Utility company, which might now exist upon property.
- (4) For chain-of-title see Deed Book 318, Page 379, Chatham County Registry.  
SAVE AND EXCEPT any prior conveyances, if any.

The property hereinabove described was acquired by the Grantor by deed recorded June 2, 1976, in Book 396, Page 31, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid interest in the lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee forever, so that neither Grantor nor any person or persons claiming under Grantor shall at any time by any means or ways, have, claim or demand any right or title to the property or its appurtenances, or any rights thereof.

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

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

Easements, restrictions, rights-of-way of record, if any, ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

  
\_\_\_\_\_  
SABRA JANNELL MACDANIEL ALLEN SCOTT (SEAL)

  
\_\_\_\_\_  
LESTER WASHINGTON SCOTT (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

I, Elizabeth J. Caviness, a Notary Public for Mecklenburg County, North Carolina, certify that SABRA JANIELL MACDANIEL ALLEN SCOTT, personally appeared before me (I have personal knowledge of the identity of the principal(s)) (I have satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a NCA) (a credible witness has sworn to the identity of the principle(s)); and being duly sworn executed the foregoing instrument.

WITNESS my hand and official stamp or seal, this 10<sup>th</sup> day of May, 2013.

Signature of Notary Public: Elizabeth J. Caviness

My Commission Expires: November 6, 2017



STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

I, Elizabeth J. Caviness, a Notary Public for Mecklenburg County, North Carolina, certify that LESTER WASHINGTON SCOTT, personally appeared before me (I have personal knowledge of the identity of the principal(s)) (I have satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a NCA) (a credible witness has sworn to the identity of the principle(s)); and being duly sworn executed the foregoing instrument.

WITNESS my hand and official stamp or seal, this 10<sup>th</sup> day of May, 2013.

Signature of Notary Public: Elizabeth J. Caviness

My Commission Expires: November 6, 2017

