

Doc ID: 003944250002 Type: CRP
 Recorded: 07/21/2025 at 09:46:27 AM
 Fee Amt: \$26.00 Page 1 of 2
 Revenue Tax: \$0.00
 Granville County, NC
 Kathy M. Taylor Reg of Deeds
 BK **2032** PG **836-837**

This instrument prepared by, Perry, Brandt & McLemore, Attorneys at Law, a licensed North Carolina law firm. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: -0-

Parcel Identifier No. **11141302** Verified by _____ County on the __ day of __, 20__

By: _____

Mail/Box to: **Perry, Brandt & McLemore, Attorneys at Law, P.O Box 2108, Wake Forest, NC 27588**

This instrument was prepared by: **Trevor D. Brandt, Attorney at Law (Without Title Examination)**

Brief description for the Index: **43.380 Acres Tommie Daniels Road, Oxford, North Carolina**

THIS DEED made this _____ day of _____, 2025 by and between

GRANTOR	GRANTEES
PATRICK MADDEN REVOCABLE TRUST Dated April 13, 2017 179 Cherokee Road Hendersonville, TN 27075	One-third 1/3 to JAMES C. MADDEN, per stirpes One-third 1/3 to RICHARD C. MADDEN, per stirpes One-third 1/3 equally to MARLEY KESSLER, INDIA KESSLER, and LIA KESSLER, per stirpes.

The designation Grantor and Grantees 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 has remised and released and by these presents do remise, release, and forever quitclaim onto the Grantees and their heirs and assigns all right, title, claim, and interest of the said Grantor in and to a certain lot or parcel of land situated in the County of GRANVILLE, North Carolina and more particularly described as follows:

Being all of that certain 49.8865 acre tract of land as shown on a survey and plat of Ben L. Bryan, P.A., entitled "Surveyed for E.J. Hart, II and wife, Susan hart", dated September 8, 1993 and of record in Plat Book 14, Page 172, Granville County Registry.

Less and except that 6.51 acre tract shown on a survey of Newcomb Land Surveyors, LLC entitled "Minor Subdivision for Keith Franklin Williams and Robyne Francis Williams" dated February 15, 2005 and recorded in Plat Book 31, Page 81, Granville County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1942, Page 829-830, Granville County.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee in fee simple.

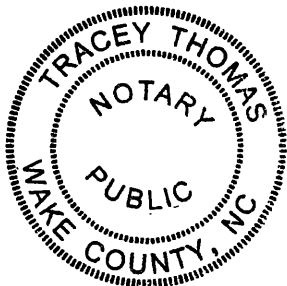
And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered. **USE BLACK INK ONLY**

James C. Madden, Trustee (SEAL)
PATRICK MADDEN REVOCABLE TRUST
By: James C. Madden, Trustee

SEAL - STAMP



State of North Carolina -- County of Wake (USE BLACK INK ONLY)
I, the undersigned Notary Public of the County or City of Wake County and State aforesaid, certify that JAMES C. MADDEN, TRUSTEE of THE PATRICK MADDEN REVOCABLE TRUST personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
Witness my hand and official stamp or seal, this 15th day of July, 2025.

My Commission Expires: 02-05-28

Tracey Thomas
Notary Public

Tracey Thomas
Notary Printed or Typed Name