

This certifies that there are no delinquent ad valorem real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on:
Parcel ID(s): 033682
This is not a certification that this Franklin County Parcel ID number(s) matches this Deed description.
BY Bobbie Tharrington Date 9/28/2017
Tax Collector/Clerk

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/28/2017 3:07:36 PM
Fee Amt: \$26.00 Page 1 of 5
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 2116 PG 695 - 699

Submitted electronically by Knowledge Splice Services, LLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

Mail after recording to: Certified Title Corp. 11454 Cranhill Dr. Ste M
Cummings Mills Rd. 28177

*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: Lot 77 Turtle Creek, Phase 5

Parcel ID #: 033682

File No.: R-17NC4313

Excise Tax: \$0.00

NORTH CAROLINA QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 21st day of July, in the year 2017
by and between:

GRANTOR(S)	GRANTEE(S)
WILLIAM ADAM HINKEL and ERIN LORRAINE HINKEL , divorced from each other	ERIN LORRAINE HINKEL , an unmarried woman as her sole and separate property
Mailing Address: 35 Stratton Court Youngsville, NC 27596	Mailing Address: 35 Stratton Court Youngsville, NC 27596

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 Franklin, 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: 35 Stratton Court, Youngsville, NC 27596

Grantor(s) acquired the property hereinabove described by deed dated April 23, 2010 and recorded April 23, 2010 in Book 1772, Page 76 of official records.

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. 2017 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). *

*
for Erin Lorraine Hinkel

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

William Adam Hinkel
WILLIAM ADAM HINKEL

STATE OF Oregon

COUNTY OF Multnomah

I, Misty Dawn Winkler a Notary Public of said State and County aforesaid, do hereby certify that grantor(s) **WILLIAM ADAM HINKEL**, 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 an Oregon 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 31st day of July, in the year 2017.

(seal or stamp)



Misty Dawn Winkler
Notary Public Official Signature

Misty Dawn Winkler
Notary Printed or Typed Name

My Commission Expires: May 15, 2018

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

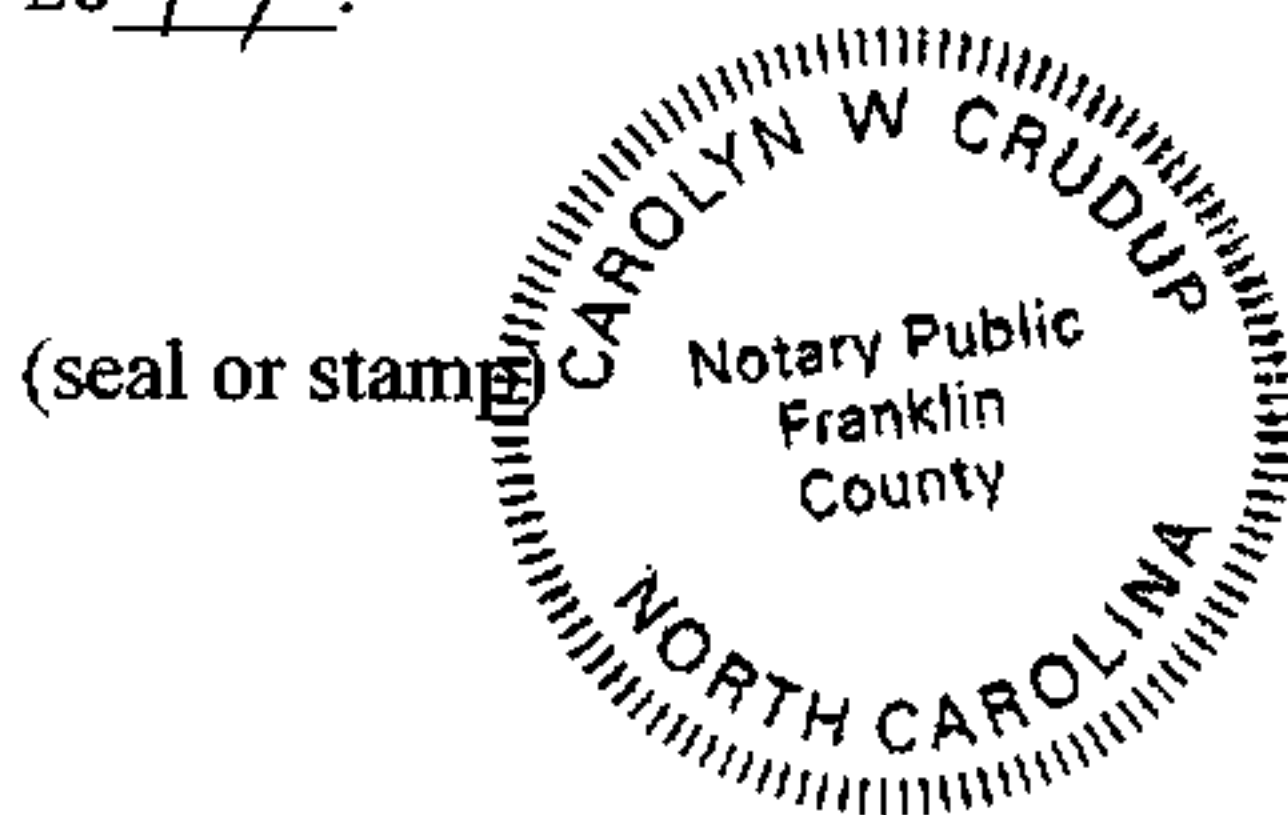
Erin L. Hinkel a/k/a Erin Lorraine Hinkel
ERIN L. HINKEL
a/k/a ERIN LORRAINE HINKEL

STATE OF N.C.

COUNTY OF Franklin

I, Carolyn W. Crudup a Notary Public of said State and County aforesaid, do hereby certify that grantor(s) **ERIN L. HINKEL a/k/a ERIN LORRAINE HINKEL**, 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 Driver's 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 4 day of August, in the year 2017.



Carolyn W. Crudup
Notary Public Official Signature
Carolyn W. Crudup
Notary Printed or Typed Name

My Commission Expires: 04-07-2018

EXHIBIT A
LEGAL DESCRIPTION

Real property in the Town of Youngsville, County of Franklin, State of North Carolina,
described as follows:

Being all of Lot 77, Turtle Creek Subdivision, Phase 5, as recorded in Book of Maps 2000, Page
267, Franklin County Registry.

Being all of that certain property conveyed to WILLIAM ADAM HINKEL, and wife, ERIN
LORRAINE HINKEL, from ANTHONY JOHN SHIRELY, and wife, AMANDA SHIRELY
f/k/a AMANDA DAWN KING, by deed dated April 23, 2010 and recorded April 23, 2010 in
Book 1772, Page 76 of official records.

Commonly known as: 35 Stratton Court, Youngsville, NC 27596

Parcel ID: 033682

*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.*