

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): 041862
This is not a certification that this Franklin County Parcel ID number(s) matches this Deed description.
By [Signature] Date 11/5/25
Tax Collector / Clerk


Doc No: 10106342
Recorded: 11/05/2025 12:23:38 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$0.00 DocType: QCD
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2412 PG 1789 - 1791 (3)

Prepared by and Mail to:

Hampson Family Law
6500 Creedmoor Rd., Suite 112
Raleigh, NC 27613

Tax ID # 041862

Brief Description for Index: 12.047 acres (gross) Pilot-Riley Road

NO TITLE SEARCH PERFORMED

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

Stamps 

QUITCLAIM DEED

GRANTOR

SAMUEL P. HOLLIDAY

PO Box 70

Bunn, NC 27508

GRANTEES

LISA M. HOLLIDAY

ROBERT A. HARDEN, AND WIFE MARTHA E. HARDEN

211 Woods Run

Knightdale, NC 27545

THIS QUITCLAIM DEED, made this 5th day of November, 2025, by Samuel P. Holliday, Grantee.

WITNESSETH: That the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration to him paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, grant, sell, convey, and quitclaim unto the Grantees, their heirs and assigns, his interest in the following described parcel of land situated in the County of Franklin, State of North Carolina, and being more particularly described and defined as follows:

See Attached "Exhibit A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2024, Page 76 - 78, Franklin County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee 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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

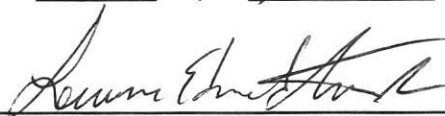

_____(SEAL)
Samuel P. Holliday

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

I, Lawrence Tickle, a Notary Public for Franklin County, North Carolina, do hereby certify that Samuel P. Holliday personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 5th day of March, 2025.



Notary Public Name: Lawrence Tickle

My Commission Expires: 9-16-2028

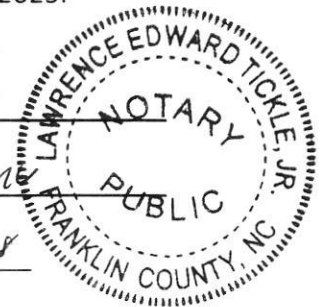


Exhibit A

Beginning at an existing magnetic nail on the centerline of Pilot-Riley Road, said nail being located North 69°08'40" West 1,427.39 feet from the centerline intersection of Pilot-Riley Road and William-White Road, and from said point of BEGINNING, thence South 24°29'16" West 545.01 feet to an existing iron axle; cornering, thence South 63°01'57" West 870.81 feet to an existing iron pipe; cornering, thence North 01°02'56" East 572.90 feet to a new iron pipe; cornering, thence North 61°17'36" East 170.98 feet to a new iron pipe; continuing thence North 57°19'35" East 212.76 feet to a new iron pipe; cornering, thence following the run of the creek South 83°42'48" East 164.93 feet to a new iron pipe; continuing along said creek thence North 51°14'53" East 287.00 feet to a new iron pipe; continuing along said creek thence North 52°35'25" East 176.96 feet to an existing magnetic nail on the centerline of Pilot-Riley Road; cornering, thence along said centerline South 40°37'34" East 99.97 feet to a new magnetic nail; continuing along said centerline thence South 43°49'16" East 99.90 feet to the point and place of BEGINNING, containing 12.047 acres (gross) according to that certain plat by Williams-Pearce and Assoc., PLS, PA, dated December 9, 2015, and entitled "Property Survey for Shirley Rowley, Dunn Township, Franklin County, North Carolina", and being the same property devised in Paragraph 4 of the Will of Freddie Privette, Franklin County Clerk's Office File 1997 E 144. See also the Order of the Hon. Robert H. Hobgood dated March 7, 2011 in the Special Proceeding entitled Blonnie Privette et al vs. Beverly Wattenbarger, Franklin County Clerk of Court File 10 SP 314.