Register of Deeds
Tammy L. Brunner
Wake County, NC
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B: 020279 P: 01811 Pages: 3
Recording Fee: $26.00

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NORTH CAROLINA QUITCLAIM DEED

Mail after recording to:

Jennifer L. Bradshaw, 391 Apalachia Lake Drive, Fuquay Varina, NC 27526

This instrument was prepared by:

Austin C. Vandeveer, Attorney

Brief description for the index: Lot 1101, South Lake, SF-11, BM 2015, PG 608, WCR

Excise Tax: $0.00 PIN: 0676321916

THIS QUITCLAIM DEED made this the 2nd day of July 2026, by and between

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GRANTOR
Jennifer L. Bradshaw
391 Apalachia Lake Drive
Fuquay Varina, NC 27526

GRANTEE
Jennifer L. Bradshaw
Trustee of the Jennifer L. Bradshaw
Living Trust udt 07/02/2026
391 Apalachia Lake Drive
Fuquay Varina, NC 27526

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 may be required by context.

No title examination was made.

WITNESSETH, that said Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, 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 City/Town of Fuquay Varina, Wake County, North Carolina, and more particularly described as follows:

BEING ALL OF Lot 1101, South Lakes Parcel SF-11, as per Plat Recorded in Book of Maps 2015, Page 608, Wake County Registry, to which reference is made for a greater certainty of description.

AND BEING the same property acquired by Jennifer L. Bradshaw, from Alvis A. Williams and wife, Diane M. Williams, by North Carolina General Warranty Deed dated the 22nd day of March 2018 and recorded by the Wake County Register of Deeds at Book 017085 Pages 332-335.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him 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 if any:

ANY AND ALL OF PUBLIC RECORD

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

_____ (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Austin C. Vandeveer, a Notary Public, of said State and Wake County aforesaid, do hereby certify that grantor(s) JENNIFER L. BRADSHAW, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph 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 herein and in the capacity indicated.

Witness my hand and official seal or stamp, this 2nd day of July 2026.

_____
Austin C. Vandeveer, Notary Public
Commission Expires: 01/12/2030

Austin C Vandeveer
NOTARY PUBLIC
Wake County, NC
My Commission Expires January 12, 2030
(Official Seal)