

Type: QCD
Recorded: 5/26/2023 11:28:35 AM
Fee Amt: \$51.00 Page 1 of 3
Revenue Tax: \$0.00
Alexander, NC
Scott H. Hines Register of Deeds
File#

**NON-STANDARD
FEE: \$25.00**

BK 662 PG 1935 - 1937

ALEXANDER COUNTY TAX COLLECTOR
05/26/2023
NO DELINQUENT TAXES

Drawn by: J. Brantley Ostwalt, Jr., Attorney at Law

Excise Tax: None

STATE OF NORTH CAROLINA

QUITCLAIM DEED

COUNTY OF ALEXANDER

THIS DEED made this 24th day of April, 2023, by and between

Rachel N. Dillow, hereinafter called the "Grantor," whose mailing address is: 442 Thad Childers Road, Taylorsville, NC 28681

and

Timothy Dillow, hereinafter called the "Grantee," whose mailing address is: 442 Thad Childers Road, Taylorsville, NC 28681

(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 the context.)

WITNESSETH:

That said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to her in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Alexander County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

This property is not the primary residence of the Grantor.

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submitted electronically by "ALAN G CARPENTER PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Alexander County Register of Deeds.

This deed is made for the purpose of terminating any tenancy by the entirety, tenancy in common or any other common law or marital interest in said property, held or implied, by Rachel N. Dillow and is intended to vest any and all title to the subject property in the sole and separate possession of Timothy Dillow. By this Deed Rachel N. Dillow does hereby waive any and all interest in the property described herein. Henceforth, this property shall be the separate property of the Grantee as defined in N.C.G.S. §50-20 et seq.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to them, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them.

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


Rachel N. Dillow (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

I, a Notary Public of the aforesaid County and State, certify that **Rachel N. Dillow** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26th day of May, 2023.

J. BRANTLEY OSTWALT, JR.
Notary Public
Iredell County, N.C.
My Commission Expires: 01/12/2026


Notary Public

My Commission Expires: 1-12-2026
(Official Seal)

EXHIBIT A

BEGINNING on an iron stake, Scott Long's Southwest corner in Don Childers' line, and runs North 75° 32' 50" East 492.51 feet with Scott Long's line to a stake in the center of the old 12-foot dirt road; thence South 24° 29' 20" East 373.17 feet with the center of said road to a point in the center of the public road; thence with the center of the public road the following courses and distances: North 79° 39' 40" West 187 feet, South 71° 25' 20" West 31.6 feet, and South 550 27' West 196.57 feet to the point where the centerline of said road intersects with Don Childers' line; thence North 40° 0' 30" West 397.78 feet with Don Childers' line to the BEGINNING, containing 3.3 acres, more or less.

THE PROPERTY IS CONVEYED SUBJECT to an easement for a roadway for the purpose of ingress, egress and regress, said easement being six (6) feet in width and running along the entire East boundary of this property and being more specifically set out in that certain deed from Larry W. Jones and wife, Caroline S. Jones to Harold Scott Long dated September 15, 1982 and recorded in Book 234, page 730, Alexander County Registry.

For back title, see Deed Book 502, Page 724, Alexander County Registry.

PIN: 3863-30-5861

Property Address: 442 Thad Childers Road, Taylorsville, NC 28681.