

DEED

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 May 28 10:17 AM NC Rev Stamp: \$ 240.00  
Book: 3990 Page: 552 - 558 Fee: \$ 26.00  
Instrument Number: 2021012191

HARNETT COUNTY TAX ID#  
050635 0030 01

05-28-2021 BY EG

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Excise Tax: \$ 240.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 050635-0030-01

Verified by Harnett County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ by \_\_\_\_\_

Mail after recording to: GRANTEE

This instrument was prepared by: ADCOCK & ASSOCIATES, P.A.

By: James S. Adcock III (without title examination)  
(Post Office Box 1055, Fuquay-Varina, NC 27526)

Brief Description for the index

8.790  
~~8.044~~ +/- acres Oakridge Duncan Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21<sup>st</sup> day of May 2021, by and between

GRANTOR

GRANTEE

Betts Properties LLC, a North Carolina  
Limited Liability Company

Kendall B. Grimsley and husband,  
Ronald G. Grimsley

Richard O. Betts and wife,  
Deborah D. Betts

Ben A. Betts and wife,  
Vicki H. Betts

David A. Betts and wife,  
Jacqueline Marie Betts

1917 West Academy Street  
Fuquay-Varina, NC 27526

1404 Weslyn Springs Way  
Fuquay-Varina, NC 27526

If checked, this property is a personal residence.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

**See Attached Exhibit "A"**

The property hereinabove described was acquired by Grantor by those instruments recorded in Book 2322, Page 948, Harnett 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:

1. All general utility service easements and rights of way of record;
2. 2021 and subsequent years ad valorem real property taxes.

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, the day and year first above written.

[See Attached Signature Pages]

Betts Properties LLC, a North Carolina  
Limited Liability Company

Ben A. Betts (SEAL)  
Ben A. Betts, Member/Manger

STATE OF North Carolina

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ben A. Betts, Member/Manger of Betts Properties LLC.

Witness my hand and official stamp or seal this 18 day of may, 2021.

Kelsey N. Baird-Tavera Notary Public

Kelsey N. Baird-Tavera (printed name)

My commission expires: 5/8/2023

