

HARNETT COUNTY TAX ID#  
100568 0049

10-19-2021 BY SB

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Oct 19 02:21 PM NC Rev Stamp: \$ 2400.00  
Book: 4062 Page: 586 - 590 Fee: \$ 26.00  
Instrument Number: 2021024639

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.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$2,400.00

Parcel Identifier No. 10-0568-0049

Mail after Recording to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A.,  
PO Box 790, Angier, NC 27501 (NO TITLE SEARCH OR CLOSING PERFORMED, NO  
TAX ADVICE GIVEN)

Our File No.: 21-805

Brief description for the  
Index:

Tract 100.7 acres, more or less,  
Richard Byrd Farm, Lillington Twp.

**THIS GENERAL WARRANTY DEED**, made this 13th day of October, 2021, by and  
between

<u>GRANTOR</u>	<u>GRANTEE</u>
Terry Byrd Eason and spouse, Jonathan Dexter Whitney; Susan Faulk Stedman and spouse, Charles L. Higgins; Lincoln Paul Faulk and spouse, Linda H. Faulk  Terry Byrd Eason 1117 Fearrington Post Pittsboro, NC 27312	Harnett County Board of Education    1008 South 11 <sup>th</sup> Street Lillington, NC 27546

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

A certain tract of land situated in Lillington Township, Harnett County, North Carolina, bounded on the North by the lands of K.B. Johnson; on the East by the lands of R.E. Byrd; on the South by the lands of R.E. Byrd; and on the West by the lands of Sandy McLean and described more definitely as follows:

BEGINNING at a stake in the intersection of the Eastern edge of Highway No. 15-A, and the Southern edge of that lane leading in an Eastern direction to the house and barns of R.E. Byrd, and runs along the southern Edge of said lane South 85 degrees West 3.93 chains to a post oak; thence along the line of said R.E. Byrd South 53 degrees 45 minutes West 8.44 chains to a stake, with a cherry tree pointer; thence along another line of said R.E. Byrd South 80 degrees West 25.76 chains to a stake; in the line of Sandy McLean; thence along the line of Sandy McLean the following courses and distances; North 2 degrees West 15.76 chains, to a stake, formerly a black gum; North 18 degrees East 3.50 chains to a stake; North 20 degrees East 20.22 chains to a stake in the Southern edge of the Fort Bragg Road, which is the line of K.B. Johnson; thence along the line of said K. B. Johnson and along the said Fort Bragg Road North 71 degrees East 16.20 chains to a stake; thence South 48 degrees East 2.29 chains to a stake in the western edge of Highway No. 15-A; thence along the Western edge of said highway, and along another line of R.E. Byrd South 19 degrees East 33.53 chains to the BEGINNING, containing 107 38/100 acres, more or less, and being a part of those lands conveyed to Richard Edward Byrd by Civil A. Stevens and others by deed recorded in Book 259, Page 299, in the Registry of Harnett County.

LESS AND EXCEPT the following tracts: Tract One containing 6.684 acres described in Book 762, Page 811, Harnett County Registry and Tract Two containing .65 of an acre described in Book 323, Page 228, Harnett County Registry.

The above described tract or parcel being acquired by the Grantors as follows:

North Carolina General Warranty Deed dated January 13, 2004 from Lonnie M. Eason and wife, Joyce W. Eason to Terry Byrd Eason and recorded in Deed Book 1878, Page 941, Harnett County Registry; Estate of Floyd C. Eason, Harnett County Estate File No. 85 E 191; Estate of Ethel Parsons Eason, Cumberland County Clerk of Court Estate File No. 88 E 764, a certified copy of the same being filed with the Harnett County Clerk of Court in Estate File No. 21 E \_\_\_\_\_; Deed Book 664, Page 760, Harnett County Registry. Estate of Pauline Eason Faulk, Harnett County Clerk of Court File No. 01 E 338.

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 Grantors covenant with the Grantee, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that the Grantors 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. RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
2. 2021 COUNTY OF HARNETT AD VALOREM TAXES AND SUBSEQUENT YEAR TAXES.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Terry Byrd Eason (SEAL)  
Terry Byrd Eason

Jonathan Dexter Whitney (SEAL)  
Jonathan Dexter Whitney

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Terry Byrd Eason** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 14 day of October, 2021.

EMILIE R RIDDLE  
NOTARY PUBLIC  
HARNETT COUNTY,  
NORTH CAROLINA

Emilie R Riddle  
NOTARY PUBLIC

Emilie R Riddle  
Notary's printed or typed name

My commission expires: 08-28-23

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Jonathan Dexter Whitney** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 14 day of October, 2021.

EMILIE R RIDDLE  
NOTARY PUBLIC  
HARNETT COUNTY,  
NORTH CAROLINA

Emilie R Riddle  
NOTARY PUBLIC

Emilie R Riddle  
Notary's printed or typed name

My commission expires: 08-28-23

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Susan Faulk Stedman (SEAL)  
Susan Faulk Stedman

Charles L. Higgins (SEAL)  
Charles L. Higgins

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

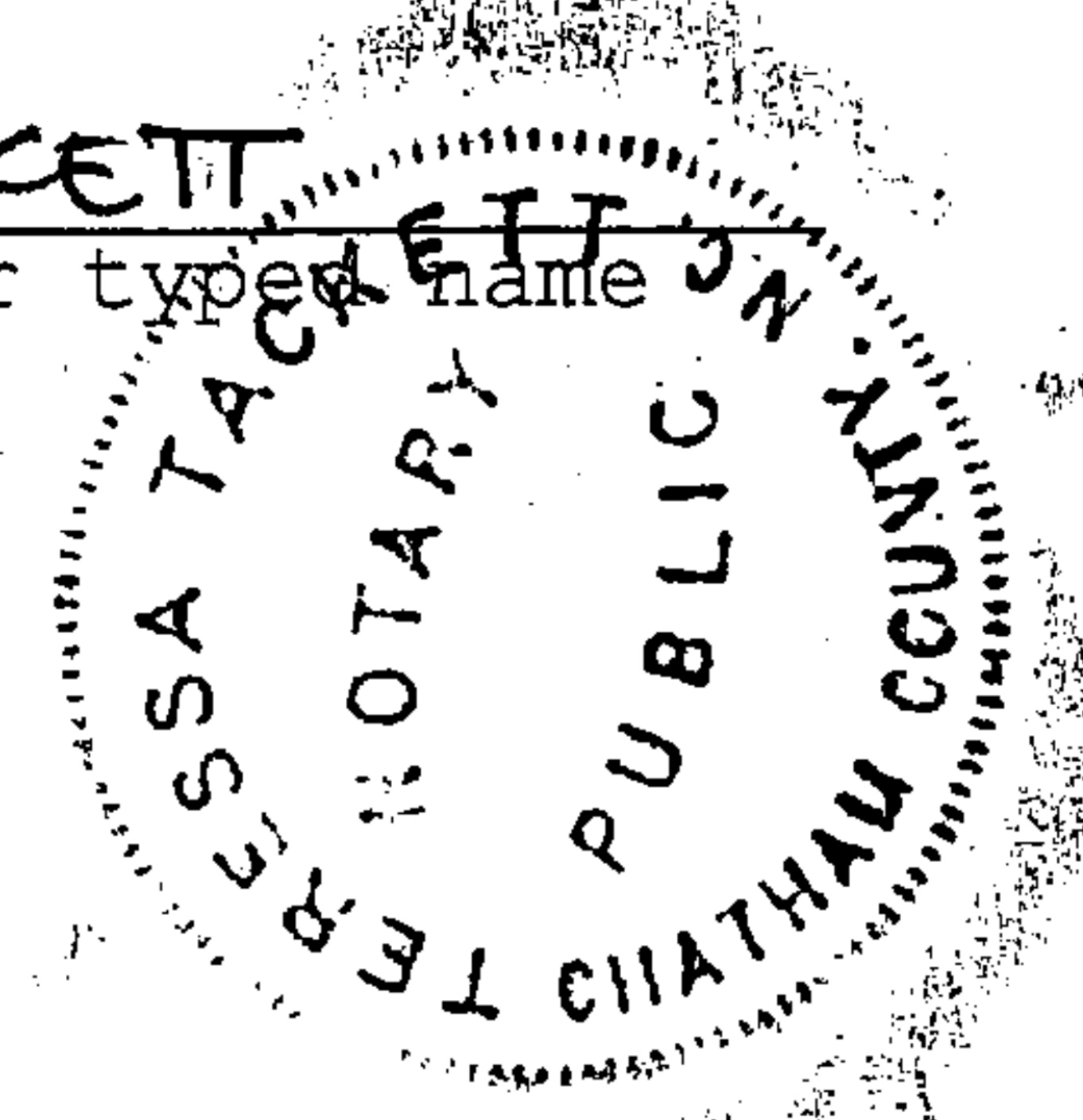
I, a Notary Public of the County and State aforesaid, certify that **Susan Faulk Stedman** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 13 day of October, 2021.

Teresa Tackett  
NOTARY PUBLIC

TERESSA TACKETT  
Notary's printed or typed name

My commission expires: JULY 26 2022



STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

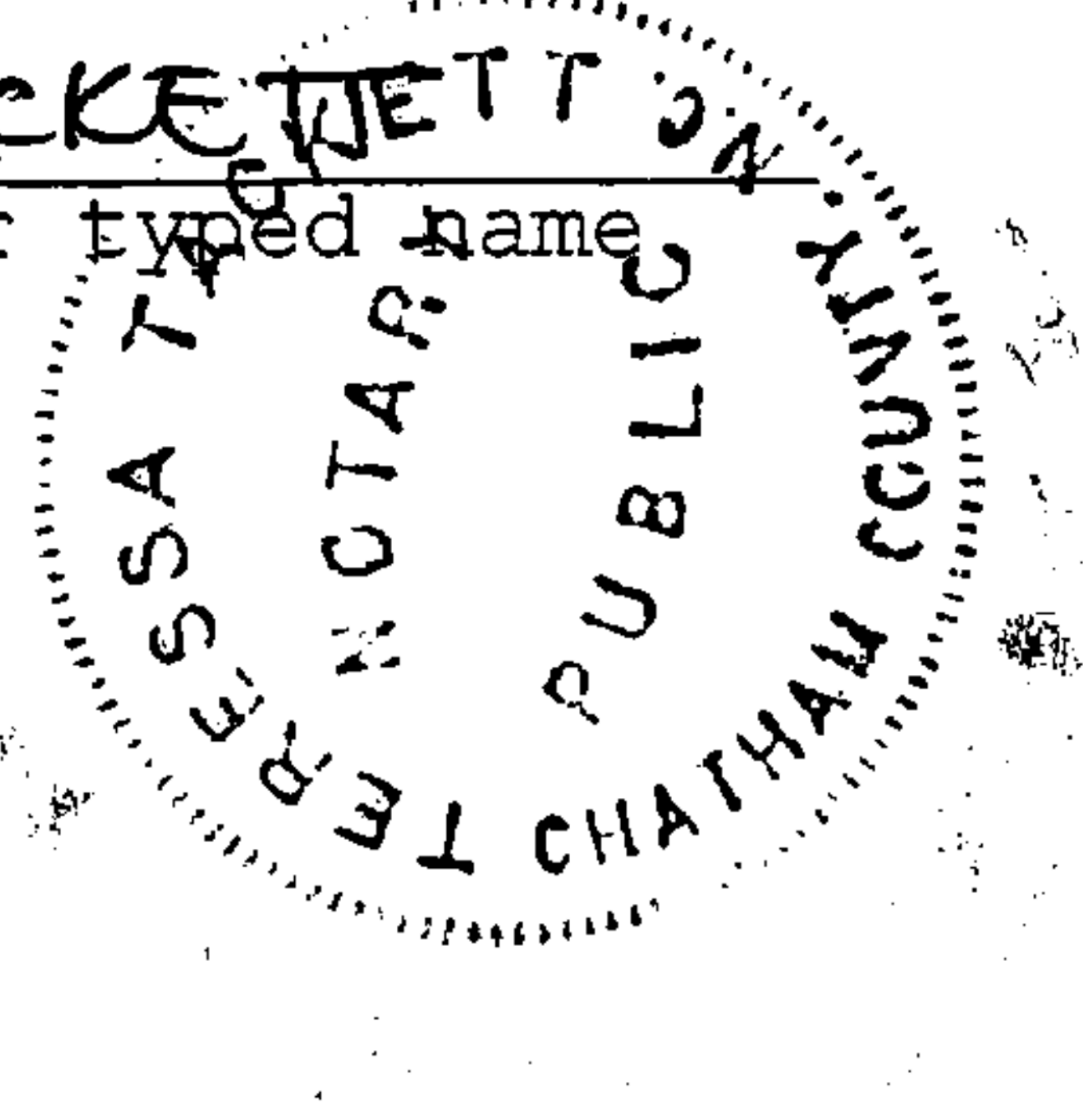
I, a Notary Public of the County and State aforesaid, certify that **Charles L. Higgins** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 13 day of October, 2021.

Teresa Tackett  
NOTARY PUBLIC

TERESSA TACKETT  
Notary's printed or typed name

My commission expires: JULY 26 2022



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Lincoln Paul Faulk (SEAL)  
Lincoln Paul Faulk

Linda H. Faulk (SEAL)  
Linda H. Faulk

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Lincoln Paul Faulk** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 14 day of October, 2024



Tracy Ferguson  
NOTARY PUBLIC

Tracy Ferguson  
Notary's printed or typed name

My commission expires: 12-11-2024

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Linda H. Faulk** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 14 day of October, 2024



Tracy Ferguson  
NOTARY PUBLIC

Tracy Ferguson  
Notary's printed or typed name

My commission expires: 12-11-2024