

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
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FEE: \$26.00
INSTRUMENT # 2019000491

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HARNETT COUNTY TAX ID#

13-0602-0017
13-0602-0044
13-0602-0045
1-14-19 BY SJ3

Prepared by Reginald B. Kelly, Attorney at Law, 900 S Main Street, Lillington, NC 27546

PID#: 130602 0017
130602 0044
130602 0045

NO TITLE CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY DEED
OF EASEMENT**

THIS WARRANTY DEED OF EASEMENT is made this 28th day of December, 2018 by and between **Jerry Lawrence Cordevant** and wife, **Deborah Cordevant** of 355 Dickens Rd., Broadway, NC 27505 and **James L. Walston** and wife, **Cathy Walston** of 115 Hound Trail, Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantor") and **Franklin Richard Johnson** and wife, **Dian Johnson** of 15 Hound Trail, Broadway, NC 27505, and **Richard Adam Johnson** of 17 Hound Trail, Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantee")

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, does hereby convey unto said Grantee, its heirs, successors, administrators and assigns, an easement upon that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

Access easement crossing the property of Jerry Lawrence Cordevant and wife, Deborah Cordevant, and of James L. Walston and wife, Cathy Walston, to the property of Grantee as described as follows:

Beginning at a point, same being approximately 10 feet north of the existing driveway of 463 Dickens Rd. on the Cordevant property described in Book 1925,

Page 960 of the Harnett County Register of Deeds, thence from said beginning point in a southwesterly direction to and following the South River Electric power line right of way crossing said Cordevent property and the property of James L. Walston and wife, Cathy Walston described in Book 1983, Page 1248 of the Harnett County Register of Deeds, to the property of Grantee.

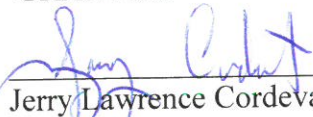
The Easement is 30 feet wide for access to move a manufactured home onto the property located at 15 Hound Trail, Broadway, NC and 17 Hound Trail, Broadway, NC 27505.

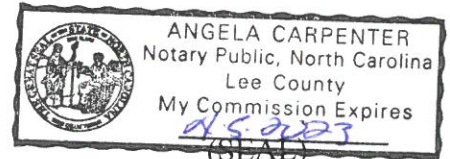
TO HAVE AND TO HOLD the above-described easement together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

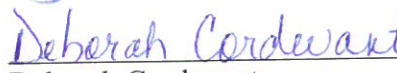
AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey such easement to the Grantee (but subject, however, to the limitations set out above) and that said lands and premises and the easement herein conveyed are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

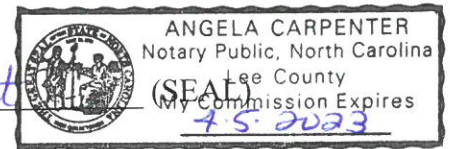
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

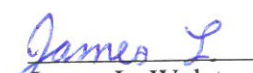
GRANTOR

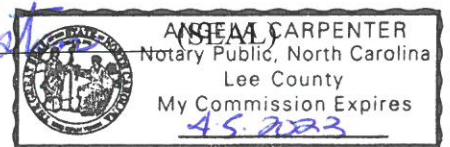

Jerry Lawrence Cordevant




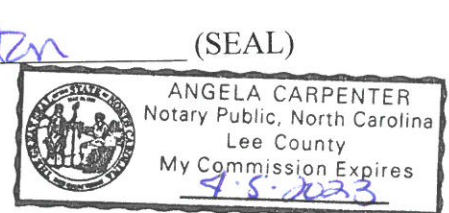

Deborah Cordevant




James L. Walston




Cathy Walston

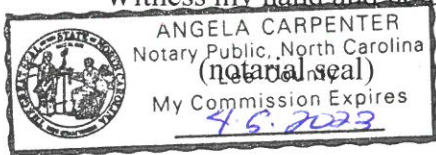


STATE OF NORTH CAROLINA
COUNTY OF HARNETT

ACKNOWLEDGMENT OF INDIVIDUAL

I, a Notary Public of the County and State aforesaid, certify that Jerry Lawrence Corderant personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 12th day of January, 2019 AC, 2018.



Angela Carpenter
Notary Public

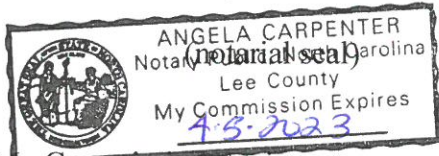
My Commission Expires:

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

ACKNOWLEDGMENT OF INDIVIDUAL

I, a Notary Public of the County and State aforesaid, certify that Deborah Corderant personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 12th day of January, 2019 AC, 2018.



Angela Carpenter
Notary Public

My Commission Expires:

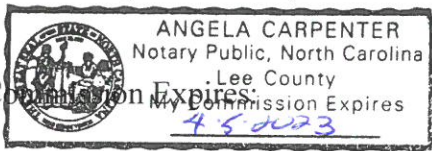
STATE OF NORTH CAROLINA
COUNTY OF HARNETT

ACKNOWLEDGMENT OF INDIVIDUAL

I, a Notary Public of the County and State aforesaid, certify that James L. Watson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 12th day of January, 2019 AC, 2018.

(notarial seal)



My Commission Expires

Angela Carpenter
Notary Public

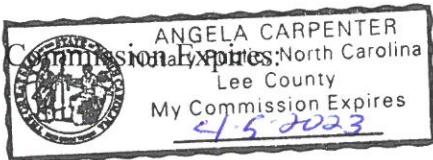
STATE OF NORTH CAROLINA
COUNTY OF HARNETT

ACKNOWLEDGMENT OF INDIVIDUAL

I, a Notary Public of the County and State aforesaid, certify that Cathy Walston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 12th day of January, 2019 AC, 2018.

(notarial seal)



My Commission Expires

Angela Carpenter
Notary Public