

2011016518

HARNETT COUNTY TAX ID#

05-0632-0003

11-10-11 BY CW

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2011 NOV 10 03:33:09 PM  
BK: 2926 PG: 393-395 FEE: \$26.00  
NC REV STAMP: \$172.00  
INSTRUMENT # 2011016518

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

GENERAL  
WARRANTY DEED

Excise Tax: \$172.00

PARCEL ID#: 0506320003

Prepared By /Mail to: Pope & Pope, Attorneys at Law, P.A., Post Office Box 790, Angier, NC 27501

Our File No.: 11-515

**BRIEF DESCRIPTION FOR INDEX: 0.87 acres Gardner Dean Farm**

THIS DEED made this 10<sup>th</sup> day of November, 2011, by and between

GRANTOR	GRANTEE
Jeffrey W. Huber and wife, Christa H. Huber Post Office Box 2105 Lillington, NC 27546	Jessica Lynn Paul, Single  468 Jackson Road 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 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 the City of , Buckhorn Township of said County and State, and more particularly described as follows:

ADDRESS: 468 Jackson Road, Fuquay-Varina, NC 27526

BEGINNING at a set cotton spindle, a new corner with Roy Wayne Gardner et ux located in the centerline of S.R. 1424 (60' R/W), said corner being located 0.55 mile from the intersection of S.R. 1424 and S.R. 1412 (60' R/W) thence the following courses and distances along the centerline of S.R. 1424 North 64 degrees 15 minutes West 154.71 feet to a set cotton spindle corner; thence North 57 degrees 14 minutes West 100.00 feet to a set cotton spindle corner; thence North 44 degrees 15 minutes West 100.00 feet to a set cotton spindle corner; thence North 29 degrees 20 minutes West 114.53 feet to a set cotton spindle corner with Zula Matthews; thence leaving the centerline of S.R. 1424 and with the line of Zula Matthews South 64 degrees 42 minutes 33 seconds East 92.30 feet to a found iron pipe corner with Matthews and being in the Western line of a cemetery; thence with the Western line of the cemetery South 20 degrees 16 minutes West 37.28 feet to a found iron pipe corner; thence another line with the cemetery South 65 degrees 26 minutes East 52.01 feet to a found iron pipe corner; thence another line with the cemetery North 21 degrees 28 minutes East 36.57 feet to a found iron pipe corner; thence another line with the cemetery North 21 degrees 28 minutes East 36.57 feet to a found iron pipe corner with the cemetery and Zula Matthews; thence with the line of Matthews South 64 degrees 42 minutes 33 seconds East 299.97 feet to a set iron pipe corner with Matthews and Roy Wayne Gardner et ux; thence a new line with the Gardners South 27 degrees 33 minutes West 115.71 feet to the point of BEGINNING and containing 0.87 acres, including road right of way, according to a survey and plat of Piedmont Surveying, Dunn, N.C., dated June 7, 1982 Revision: April 1, 1983 entitled "Property of Mart A. Nelms and being a

portion of that tract deeded to Edward S. Turlington (Dean Farm) as recorded in Book 733, Page 485, Harnett County Registry.

This being the same property conveyed by the Secretary of Veterans Affairs to Jeffrey W. Huber and Christa H. Huber by deed dated December 9, 2010 and recorded in Book 2815, Page 831, Harnett County Registry.

Pursuant to NCGS §105-317.2 the Grantor acknowledges that the real property conveyed herein  does  does not include the primary residence of the Grantor.

The herein described lands are conveyed to and accepted by the Grantees subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.

This conveyance is expressly made subject to the lien created by Grantor's real 2011 Harnett County and City of ad valorem taxes.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anyway appertaining, unto the Grantees, their heirs, successors and assigns forever, but subject always, however, to the reservation(s) set forth above.

AND the said Grantor, party of the first part, covenant to and with said Grantees, parties of the second part, their heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantees in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that itself 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 Grantees, their heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

Jeffrey W. Huber (Seal)  
Jeffrey W. Huber

Christa H. Huber (Seal)  
Christa H. Huber

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

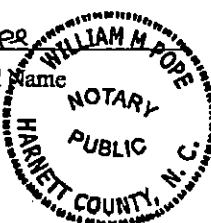
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jeffrey W. Huber and Christa H. Huber.

Date: November 10, 2011.

(Official Seal)

William M. Pope  
Notary Public

William M. Pope  
Notary's Printed or Typed Name



My commission expires: 2/13/12