



FOR REGISTRATION REGISTER OF DEEDS
 KIRKBY S. HARRIS
 HARNETT COUNTY, NC
 2005 AUG 31 01:17:02 PM
 BK: 2125 PG: 320-323 FEE: \$20.00
 NC REV STAMP: \$350.00
 INSTRUMENT # 2005015532

HARNETT COUNTY TAX ID#

02-1537-0135

88105 BY SAB

Revenue: \$ 350.00
 Tax Lot No. Parcel Identifier No 021537 0135
 Verified by _____ County on the _____ day of _____, 2005
 by _____

Mail after recording to Grantee

This instrument was prepared by Lynn A. Matthews, Attorney at Law

Brief Description for the index 12.02 acres on VS Lee Lane

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of August, 2005, by and between

GRANTOR

GRANTEE

VIRGINIA S. LEE, Trustee, of
 THE VIRGINIA S. LEE TRUST,
 Dated May 4, 2005.

KEITH OLAN DUNN
 and wife,
 LOUANN G. DUNN

5641 Passageway Court
 Elm City, NC 27822

403 Cooper Street
 Dunn, NC 28334

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 the City of _____, Averagesboro Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2068, Page 285, Harnett County Registry

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantor 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:

2006 and subsequent years ad valorem taxes.
Easements, restrictions and rights of way appearing of record.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, 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.

Virginia S. Lee, Trustee
VIRGINIA S. LEE, Trustee of
THE VIRGINIA S. LEE TRUST dated May 4, 2005

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public of the County and State aforesaid, certify that Virginia S. Lee, Trustee of The Virginia S. Lee Trust dated May 4, 2005, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 31st day of August, 2005



Notary Public

My Commission Expires: 5-31-06

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant Register of Deeds.

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING at a stake, a new corner with Elbert Stewart; and runs a new line South 17 degrees 45 minutes East, 20.71 chains to a stake and fence post; thence North 70 degrees 15 minutes East, 12.43 chains to a stake at a red oak; thence as the old line, North 21 degrees West, about 14 chains to a stake (call in deed 12.75); thence North 30 minutes West, 12 chains to a stake, the old corner; thence South 51 degrees 50 minutes West, 15.57 chains to the **BEGINNING**, containing 29 2/10 acres, more or less, and being the identical land conveyed to Charles N. Lee and wife, Virginia Stuart Lee by deed of D. K. Stewart and Max E. McLeod, Commissioners, dated June 8, 1967, and recorded in Book 495, Page 158, Harnett County Registry; and deed of W. W. Stewart and wife, Ether Stewart, dated June 12, 1964, and recorded in Book 452, Page 1, Harnett County Registry.

LESS AND EXCEPT that 17.17 acre parcel conveyed to R. Gale McLamb and wife, Linda P. McLamb by Deed recorded in Book 849, Page 559, Harnett County Registry.