

B3642 - P738

For Registration Kimberly S. Hargrove
Registrar of Deeds
Harnett County, NC
Electronically Recorded
2018 Sep 28 03:34 PM NC Rec Stamp: \$ 420.00
Book 3642 Page 738 - 739 Fee \$ 25.00
Instrument Number: 2018013912

HARNETT COUNTY TAX ID #
050635 0124 17

09-28-2018 BY: SB

Excise Tax \$420.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: Lot: Parcel Identifier No. 050635 0124 17
Prepared by: Law Office of Matthew McCrystal, PLLC
Return to: Grantee

Brief description for the Index:

Lot 55 Cokesbury Park

THIS DEED made this 27 day of September, 2018, by and between

GRANTOR

Carly E. Trail, unmarried

Mailing Address:

P.O. Box 141573

Fuquay Varina, NC 27526

GRANTEE

The Leigh Elliott Family Trust

845 Cokesbury Park Lane
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 Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 55, PHASE III, COKEBURY PARK, AS DEPICTED IN MAP 2006, PAGE 854-856, HARNETT COUNTY REGISTRY.

PROPERTY ADDRESS: 845 Cokesbury Park Lane, Fuquay Varina NC 27526

Submitted electronically by "The Law Office of Matthew McCrystal, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Registrar of Deeds.

PARCEL ID: 050635 0124 17

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 whatsoever except for the exceptions hereinafter stated.

The property hereinabove described was acquired by Grantor(s) by instrument recorded at Book 2094, Page 394 of the Wake County Registry.

Subject to all valorem taxes for current and subsequent years;
Subject to all valid covenants, declarations, easements and rights of way of record.

All or a portion of the property herein conveyed includes () does not include the primary residence of a Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Cary E. Trill (SEAL)
Cary E. Trill

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Matthew McCystal the undersigned, a Notary Public for Wake County, certify that Cary E. Trill personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 22~~nd~~ day of September, 2018.

Matthew McCystal
Notary Public

My Commission expires: July 6, 2020

(OFFICIAL SEAL)
MATTHEW MCCRYSTAL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires July 6, 2020