

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2016 Mar 15 01:11 PM NC Rev Stamp: \$ 515.00
Book: 3384 Page: 268 Fee: \$ 26.00
Instrument Number: 2016003436

HARNETT COUNTY TAX ID #
09 956515 0282 28

03-15-2016 BY: MT

GENERAL WARRANTY DEED

REVENUE: \$515.00

PARCEL ID: 09 956515 0282 28

PREPARED BY AND RETURN TO:
Hutchens Law Firm
PO Box 1028, Fayetteville, NC 28302
File no. 1161854

This instrument prepared by: Susan R. Benoit or Christopher T. Salyer, both licensed North Carolina attorneys.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of
closing proceeds.

Brief Legal Description:

NORTH CAROLINA
COUNTY OF Harnett

THIS DEED made this 15th day of March, 2016, by and between

Gary Robinson Homes, LLC, whose address is
4140 Ramsey Street, Suite 115, Fayetteville, NC 28311,
hereinafter called Grantor,

and

Tyler M. Bayliss and wife, Shawna M Bayliss, whose address is
251 Bandana, Way, Cameron, NC 28326
hereinafter called Grantee;

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

Submitted electronically by "Hutchens Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 or near the City of Cameron, **Harnett County**, North Carolina and more particularly described as follows:

Being all of Lot 428, The Manors at Lexington Plantation, Part 3, as shown on the plat recorded in Map Book 2013, Pages 180-181, Harnett County Registry, to which map reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3358, Page 914** , **Harnett County Registry**, North Carolina.

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 whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors

The property being conveyed herein is not the principal residence of the Grantors.

Gary Robinson Homes, LLC

[Handwritten Signature]

(SEAL)

Gary W. Robinson, Manager/Member

STATE OF NORTH CAROLINA

Harnett COUNTY

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:

Gary W. Robinson as managing member for Gary Robinson Homes, LLC

This the 15 day of March, ²⁰¹⁶ ~~2015~~ RLL

[Handwritten Signature]

Notary

My Commission Expires: 6-10-2018

