

For Registration Kimberly S. Hargrove
 Register of Deeds
 Harnett County, NC
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HARNETT COUNTY TAX ID #
 070588 0036 01

02-28-2020 BY: MT

Prepared By and Mail To:
 Wiley J. Pope, Esquire
 Pope Law Group, P.A.
 Post Office Box 928
 Dunn, North Carolina 28335

Revenue: \$4.00

Parcel No.: 070588 0036 01

NORTH CAROLINA
 HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 21st day of February, 2020, by and between **Roy Allen Smith and Sherry Demby Kelley, as Co-Executors of the Estate of Robert William Knight**, 1416 Eastwood Road, Wilmington, North Carolina 28403, hereinafter referred to as Grantor and **Charles Herring**, 214 Friendship Lane, Erwin, North Carolina 28339, hereinafter referred to as Grantee;

WITNESSETH:

WHEREAS, Desmond Ray Harper and wife, Louise K. Harper were owners of the property described in the attached Exhibit "A" having acquired the property on March 21, 1989 pursuant to a Deed recorded in Book 879, Page 817, Harnett County Registry. Desmond Ray Harper died in 1994, thus by operation of law, Louise K. Harper became the sole owner of the property described herein. Louise K. Harper died on or about January 16, 1996, leaving as her sole heir at law, her sister, Willie Knight. Willie Knight died on or about August 21, 1998, leaving her only child, Robert William Knight as her sole heir at law. Robert William Knight died on or about January 21, 2018. See estate information for Robert William Knight in File # 19 E 822, Harnett County Clerk of Superior Court; and

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

WHEREAS, Roy Allen Smith and Sherry Demby Kelley qualified as Co-Executors of the Estate of Robert William Knight on March 2, 2018 (See Estate File 18 E 797, Mecklenburg County Clerk of Superior Court and 19 E 822, Harnett County Clerk of Superior Court); and

WHEREAS, Article III of Robert William Knight's Last Will and Testament directed the Co-Executors to sell the entire residuary estate including any real property at their sole discretion;

Roy Allen Smith and Sherry Demby Kelley as Co-Executors execute this deed for the purposes set forth in N.C. General Statutes §28A-17-12, the first notice to creditors having been published on March 16, 2018.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor (N.C. General Statutes §105-317.2)

NOW, THEREFORE, the Grantors in consideration of the premises, and under the authority and instructions granted, by these presents do convey unto the said Grantee, his heirs and assigns in fee simple absolute, all that tract or parcel of land lying in Harnett County, North Carolina, and being more particularly described as follows:

See attached Exhibit A incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto in fee simple absolute to Grantee, his heirs and assigns in fee simple forever.

And the said Grantors do hereby covenant that they have not placed or suffered to be placed any presently existing lien or encumbrance (except as stated below) on said premises and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through or on account of them, but no further. Title to the property described in the attached Exhibit A is subject to the following exceptions:

Easement, restrictions and rights-of-way of record

IN TESTIMONY WHEREOF, the said Grantors as above set forth have set their hand and seal, the day and year first above written.



Roy Allen Smith, Co-Executor of the Estate of Robert William Knight (SEAL)

IN TESTIMONY WHEREOF, the said Grantors as above set forth have set their hand and seal, the day and year first above written.

Sherry Demby Kelley (SEAL)
Sherry Demby Kelley, Co-Executor of the Estate of Robert William Knight

State of North Carolina
County of Medford

I, the undersigned Notary Public certify that **Sherry Demby Kelley, Co-Executor of the Estate of Robert William Knight** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 22nd day of February, 2020.

[Signature]
Notary Public
My Commission Expires: 02/09/2022



State of North Carolina

County of New Hanover

I, the undersigned Notary Public certify that **Roy Allen Smith, Co-Executor of the Estate of Robert William Knight** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 21st day of February, 2020.



Notary Public

My Commission Expires: 05/31/2024

NOTARY
SEAL/STAMP

TYLER SCHULZE
Notary Public-North Carolina
COUNTY OF NEW HANOVER
My Commission Expires: 05/31/2024

Exhibit "A"

BEGINNING at a set rebar corner with Charles Melvin Johnson, Sr, (Book 563, Page 202), located in the Northern right of way margin of a 30 foot private drive; aforesaid corner also being located 0.20 miles North of the centerline intersection of N.C.S.R. 1769 (Old Wire Road, 60' R/W) and N.C.S.R. 2013 (60' R/W); thence South 72 deg. 30 min. West 319.19 feet along the Northern right of way margin of the 30 foot private drive from the Western right of way of N.C.S.R. 1769; thence North 13 deg. 27 min. West 8.02 feet to a point; thence South 72 deg. 30 min. West 1292.72 feet along the Northern right of way margin of the 30 foot private drive to the point of beginning and continuing as a new line with Charles Melvin Johnson, Sr., South 13 deg. 13 min. East 15.05 feet to a new set rebar corner located in the centerline of the 30 foot private drive; thence as the centerline of the 30 foot private drive, South 72 deg. 30 min. West 273.85 feet to a found iron pipe corner located in the line of Kate Stephens; thence as the line with Kate Stephens, North 11 deg. 29 min. East 436.33 feet to a found axle corner with Albert Slaughter (Tract #2 of the A.C. Snipes Division, Map Book 5, Page 32); thence as the line with Albert Slaughter, North 72 deg. 02 min. East 91.07 feet to a new set rebar corner with Charles Melvin Johnson, Sr.; thence as a new line with Charles Melvin Johnson, Sr., South 13 deg. 13 min. East 368.45 feet to the point of beginning, **and containing 1.60 acres**, and being a portion of that Tract deeded to Charles Melvin Johnson, Sr., as recorded in Deed Book 563, page 202, Harnett County Registry.

The Grantors do hereby grant to the Grantees a 30' easement for the purposes of ingress, egress, and regress to the above described land over and across "Friendship Lane" as shown on map dated January 3, 1989, prepared by Piedmont Surveying, Dunn, North Carolina and entitled, "*Property of Desmond Ray Harper*" recorded in **Plat Cabinet D, Slide 85-D**, Harnett County Registry.

Also included in this conveyance is that 1980 WAYC single wide mobile home (GDWTGA41794498).