

HARNETT COUNTY TAX ID#

130621-0007-01

4/20/17 BY CW

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2017 APR 20 04:26:22 PM
BK:3498 PG:144-146
FEE:\$26.00
INSTRUMENT # 2017005723

TWESTER



2017005723

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#: 130621 0007 01

REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 20th day of April, 2017 by and between **Jerry W. Cummings and wife, Sylvia O. Cummings**, of PO Box 591, Mamers, NC, 27552 (hereinafter referred to in the neuter singular as "the Grantor") and **John C. Knight and wife, Kimberly A. Knight**, of 100 Pleasant Pine Drive, Angier, NC, 27501 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of 0.927 acre tract (1.00 acre less 0.073 road right-of-way) as shown on "Minor Subdivision Surveyed and Mapped for John C. Knight & Kimberly A. Knight" by Thomas Lester Stancil, PLS dated March 8, 2017 and recorded in Map Book 2017-86, Harnett County Registry.

For further reference to chain of title see Deed Book 552, Page 39, Harnett County Registry.

20700 1 170

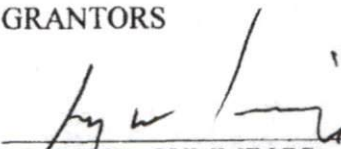
**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee 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 it will, 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 Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTORS

 (SEAL)

JERRY W. CUMMINGS

 (SEAL)

SYLVIA O. CUMMINGS

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that JERRY W. CUMMINGS AND WIFE, SYLVIA O. CUMMINGS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 20th day of April, 2017.



Shelia F. Graham
Notary Public

My Commission Expires: 8/8/2021