

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Jun 26 04:34 PM NC Rev Stamp: \$ 640.00
Book: 3617 Page 826 - 827 Fee: \$ 26.00
Instrument Number: 2018009146

HARNETT COUNTY TAX ID #
110579 0114

06-26-2018 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$640.00

Parcel Identifier No. 110579 0114 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 18.332)

Brief description for the Index: Lot 152, Keith Hills

THIS DEED made this 26th day of June, 2018, by and between

GRANTOR
Seth S. Hardison
and wife,
Roberta McKenzie Hardison
610 Hunter St.
Apex, NC 27502

GRANTEE
Robert James Dye, Jr.
and wife,
Sharon Jones Dye
1904 Keith Hills Rd.
Lillington, NC 27546

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Neills Creek _____ Township, Harnett _____ County, North Carolina and more particularly described as follows:

BEING all of Lot No. 152 Keith Hills as shown on map entitled "Section 2, page 2 of 3, Keith Hills" prepared by C.H. Blue, RLS, dated November 26, 1973, and recorded in Map Book 19, at Page 50, Harnett County Registry, to which map reference is here made for a full and complete description of said lot. The herein described lands are conveyed to and accepted by Grantee subject to all of the easements and rights of way shown on said map and also all of those terms, provisions, covenants and conditions set forth in those protective covenants dated February 15, 1974, and recorded in Book 604, at Page 56, Harnett County Registry, which restrictive covenants are by reference incorporated and made a part of this conveyance.

The above-described property is the same as that which was conveyed by David G. Webster and wife, Kathy D. Webster to Seth S. Hardison and wife, Roberta McKenzie Hardison by deed dated April 15, 2006 and recorded in Book 2215, Page 878, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in _____

Book 2215, Pages 878-890, Harnett County Registry.

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

A map showing the above described property is recorded in Plat Book 19 _____ page 50 _____.

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, other than the following exceptions:

1. 2018 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name) _____ Print/Type Name: Seth S. Hardison (SEAL)

By: _____ Print/Type Name: Roberta McKenzie Hardison (SEAL)

Print/Type Name & Title: _____ Print/Type Name: Roberta McKenzie Hardison

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

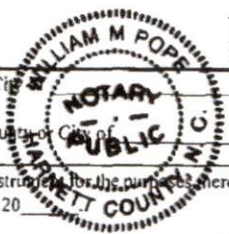
By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Seth S. Hardison and wife, Roberta McKenzie Hardison personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of June, 2018.

My Commission Expires: 2-15-22
(Affix Seal) _____ Notary Public
State of _____ - County or City of _____
Notary's Printed or Typed Name: William M. Pope



I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
Notary's Printed or Typed Name