

HARNETT COUNTY TAX ID#
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03-02-2018 BY SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Mar 02 02:31 PM NC Rev Stamp: \$ 470.00
Book: 3584 Page: 492 - 493 Fee: \$ 26.00
Instrument Number: 2018002803

Prepared by Robert Gilleland – mail to Grantee
STAMPS \$ 470.00

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)

GENERAL WARRANTY DEED

THIS DEED, made this 20th day of February, 2018, by and between
DANIEL HENDERSON and wife, CHRISTINE HENDERSON, 4394 KC 370, Menard, TX
76859, hereinafter called "GRANTOR" to **TIMOTHY WARREN HATCHER and wife**
MARICHU LAUDE HATCHER, 326 Old Field Loop, Sanford, NC 27332, hereinafter called
"GRANTEE";

WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations
to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and
sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all
that certain lot or parcel of land situated in Barbeque Township, Harnett County,
North Carolina, more particularly described as follows:

**Being all of lot 24 Persimmon Hill Subdivision, according to a plat of the same duly
recorded in Map #2006-1022, Harnett County Registry, North Carolina.**

(326 Old Field Loop, Sanford, NC 27332)

The above property was conveyed to the Grantor by deed recorded in Book 2539, page
2008, Harnett County Registry.

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

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed; restrictive covenants of record, if any.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Daniel Henderson (SEAL)
Daniel Henderson, by Christine Henderson,
his attorney-in-fact

Christine Henderson (SEAL)
Christine Henderson

STATE OF TEXAS,
COUNTY OF KEMBLE

I, LEE HALL, a Notary Public, do hereby certify that Christine Henderson, individually and as Attorney-in-Fact for Daniel Henderson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument and further being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Daniel Henderson and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Harnett County, North Carolina on the 2nd day of MARCH, 2018, in Book 3584, page 53, and that this instrument was executed under and by virtue of the authority given by said instrument granting power of attorney; that the said Christine Henderson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of said Daniel Henderson.

Witness my hand and notarial seal this 20th day of FEBRUARY, 2018.

My commission expires:
8/15/2020

Lee Hall
Notary Public

