

CERTIFIED TRUE COPY

Prepared by: Attorney Dwight W. Snow, P.O. Box 397, Dunn, NC 28335
Return to: Attorney Miranda McCoy, 3620 Legion Road, Hope Mills, NC 28348

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

EXCISE TAX: \$30.00

PIN: 0586-79-5581.000

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 17 day of June, 2020, by and between **RIVERSIDE ENC, LLC** a North Carolina Limited Liability Company of P.O. Box 1254, Dunn, N.C. 28335 hereinafter referred to as GRANTOR; and **DEVAN MACKENZIE LEFFLER, unmarried** of 91 Trailridge Lane, Erwin, NC 28339, hereinafter referred to as GRANTEE;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine 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 or parcel of land situated in Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot No. 35 of Weatherstone Subdivision as shown on that map dated January 16,

2002 by Jordan-Tew & Associates, P.A. of Dunn, N.C., which is recorded in Map Book. 2002, Page 287 Harnett County Registry.

The aforementioned lots are subject to those Declaration of Restrictive and Protective Covenants for Weatherstone Subdivision dated March 22, 2002 and recorded in Book 1605, Page 202, Harnett County Registry.

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

The property hereinabove described was acquired by Grantor by instrument in Book 2588, Page 561, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

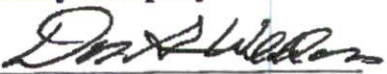
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- d. Such facts as would be revealed by a recent as built survey on the subject tract by a registered surveyor.
- e. Such facts that are revealed on that survey recorded in Map No. 2002-287, Harnett County Registry.
- f. Restrictive Covenants which are recorded in Book 1605, Page 202, Harnett County Registry.
- g. 2020 ad valorem taxes which are not yet due and payable and which will be the responsibility of the Grantee to pay when they become due.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

RIVERSIDE ENC, LLC a North Carolina
Limited Liability Company

By: 
Don G. Wellons, Member/Manager

NORTH CAROLINA
COUNTY OF HARNETT

I, Shirley Pope Godwin a Notary Public, certify that **Don G. Wellons**, Member/Manager of **RIVERSIDE ENC, LLC**, a limited liability company personally came before me this day and acknowledged the execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 18th day of June, 2020.

Shirley Pope Godwin

Notary Public Shirley Pope Godwin

My commission expires: 7/9/2023

