

HARNETT COUNTY TAX ID #
01-0534-0066

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jun 18 03:50 PM NC Rev Stamp: \$ 0.00
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Instrument Number: 2020009761

06-18-2020 BY: EG

Excise Tax \$ 0.00

Recording Time, Book and Page

Parcel Identifier No: 01-0534-0066

Mail after recording to Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

This instrument was prepared by Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

NO TITLE WORK REQUESTED OR PERFORMED

**Brief Description for the index: 10.94 acres Bethel Baptist Road
One-half undivided interest**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of June 2020 by and between

GRANTOR

GRANTEE

Robert Earl McElvoy, single
2714 Bethel Baptist Road
Spring Lake, NC 28390

Robert Dwayne McElvoy
2670 Bethel Baptist Road
Spring Lake, NC 28390

Enter in appropriate block for each party: name, 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, a one-half undivided interest in all that certain lot or parcel of land situated in Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

Harnett County Tax Parcel # 01-0534-0066 2670 Bethel Baptist Road, Spring Lake

Beginning in the center of N.C. State Highway No. 2048 at northwest corner of Estelle Burgess 2 acres with marked corner in east line in South edge of highway and runs thence marked line with said Burgess West line of said 2 acres South 37 degrees 30 minutes East 1390 feet to stake corner with said Burgess; thence South 64 degrees 30 minutes West 325 feet to stake pine pointers, corner with 10.87 acres; thence with East line of said 10.87 acre tract North 37 degrees 30 minutes 1546 feet to center line of said N. C. Highway No. 2048; thence with center of said highway North 89 degrees 30 minutes East 296 feet and continuing with center of said highway North 80 degrees East 100 feet to the Beginning, containing 10.94 acres, more or less, according to survey made April 2nd and April 4th 1968, by Walter Lee Johnson, County Surveyor.

Being the same property conveyed to Robert Earl McElvoy and wife, Pearl O. McElvoy by deed

TO HAVE AND TO HOLD the aforesaid one half interest in the above described 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 except for the exceptions hereinafter stated.

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

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Robert Earl McElvoy by Dennis E. Starr (SEAL) *Attorney in fact*
Robert Earl McElvoy by Dennis E. Starr, Attorney in Fact

SEAL-STAMP State of North Carolina, County of Harnett

I, Laura L James, a notary public of Harnett County, North Carolina, do hereby certify that Dennis E. Starr, attorney in fact for Robert Earl McElvoy personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for an in behalf of the said Robert Earl McElvoy, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, on February 27, 2017 and recorded in the office of the Register of Deeds, in the County of Harnett, State of North Carolina, on the 28th day of February, 2017, in Book 3483, Page 858 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Dennis E. Star acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Robert Earl McElvoy.

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



Laura L James
Signature of Notary Public

Laura L James
Printed Name of Notary Public

My Commission Expires: 04/11/2023