

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Jun 13 12:11 PM NC Rev Stamp: \$ 377.00
Book: 3705 Page: 931 - 933 Fee: \$ 26.00
Instrument Number: 2019007837

HARNETT COUNTY TAX ID #
07-0692-0105-18

06-13-2019 BY: MT

Excise Tax: \$377.00

PARCEL #: 07-0692-0105-18

Mail after recording to: GRANTEE

This instrument was prepared by: Law Offices of Duane R. Hall II, PLLC

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this the **13TH** day of **JUNE, 2019**, by and between **GRANTOR: ON TOP BUILDING COMPANY, LLC**, whose mailing address is **2393 TWIN ACRES RD CLAYTON, NC 27520** (herein referred to collectively as Grantor) and **GRANTEES: THOMAS R. TATA AND BEVERLY A. TATA, Husband and Wife**, whose mailing address is **316 WYNNRIDGE DRIVE ANGIER, NC 27501** (herein referred to collectively as Grantee).

WITNESSETH, For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Angier, County of Harnett, State of North Carolina, more particularly described as follows:

BEING ALL OF LOT 23 OF WYNNRIDGE SUBDIVISION AS SHOWN ON THAT MAP RECORDED IN PLAT BOOK 2019, PAGES 24-26 OF THE HARNETT COUNTY REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3679, Page 835, HARNETT COUNTY REGISTRY.

Submitted electronically by "Law Offices of Duane R. Hall II, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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

PROPERTY STREET ADDRESS: 316 WYNNRIDGE DRIVE ANGIER, NC 27501

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) Ad valorem taxes for the current year; 2) Easements and rights of way of record, if any; and 3) Restrictions of record, together with amendments, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

ON TOP BUILDING COMPANY, LLC

By: Brandie H. Robertson (Seal)
BRANDIE H. ROBERTSON,
MEMBER/MANAGER

STATE OF NC
COUNTY OF WAKE

I DUANE R. HALL II a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

BRANDIE H. ROBERTSON AS MEMBER/MANAGER OF ON TOP BUILDING COMPANY, LLC

Date: **JUNE 13, 2019**

Duane R. Hall II
DUANE R. HALL II - Notary Public

My Commission Expires:
SEAL

