

HARNETT COUNTY TAX ID#
039588 0014 02

01-29-2021 BY SB

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jan 29 02:43 PM NC Rev Stamp: \$ 0.00
Book: 3932 Page: 19 - 20 Fee: \$ 26.00
Instrument Number: 2021002187

Submitted electronically by April E Stephenson PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00 

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Clay Vaughan 144 Saddlebrook Dr. Sanford, NC 27330

This instrument was prepared by: April E. Stephenson, Attorney at Law DOCUMENT PREPARATION ONLY/NO TITLE EXAMINATION

THIS DEED made this 28th day of January, 2021 by and between

GRANTORS

CHRISTOPHER THOMAS VAUGHAN and wife, ANGELA WOOD VAUGHAN
5037 Rosser Pittman Rd.
Sanford, NC 27332

GRANTEE

CLAY THOMAS VAUGHAN
144 Saddlebrook Dr.
Sanford, NC 27330

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 or parcel of land situated in Barbecue Township, Harnett County, North Carolina, and more particularly described as follows:

BEING ALL OF TRACT 2, containing 2.92 acres, more or less, as shown on survey entitled, "Minor Subdivision Survey for: Christopher T. Vaughan", dated 09/30/2020, prepared by Melvin A. Graham, PLS, and recorded at Plat Slide 2021-36, Harnett County Registry. Reference to said plat is hereby made for greater certainty of description.

SUBJECT TO existing 40' access easement and approximate 6" water line as shown on above referenced plat.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____, _____ County Registry.

A map showing the above described property is recorded in Plat Slide and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Right of way Rosser Pittman Rd. (SR #1215).

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 officer(s), the day and year first above written.

(ENTITY NAME)

Christopher Thomas Vaughan (SEAL)
CHRISTOPHER THOMAS VAUGHAN

By: _____
Title: _____

Angela Wood Vaughan (SEAL)
ANGELA WOOD VAUGHAN

By: _____
Title: _____

(SEAL)
(SEAL)

NORTH CAROLINA Lee COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Christopher Thomas Vaughan & Angela Wood Vaughan Witness my hand and official stamp or seal, this the 28th day of January, 2021.

My Commission Expires: 8-3-25

Margaret E. Williams
Notary Public

MARGARET E. WILLIAMS
Notary Public
Hoke County, NC