

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Jun 14 02:39 PM NC Rev Stamp: \$ 670.00
Book: 3614 Page: 437 - 438 Fee: \$ 26.00
Instrument Number: 2018008532

HARNETT COUNTY TAX ID#
080655 0118 48
06-14-2018 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$670.00

Parcel Identifier No. 080655 0118 48 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 2500 Gateway Centre Blvd., Suite 100, Morrisville, NC 27560
(Without title examination or tax advice)

Brief description for the Index: Lot 12, Sherman Pines

THIS DEED made this 14th day of June, 2018, by and between

GRANTOR

GRANTEE

Matthew C. Leigh and wife,
Sarah M. Leigh
**405 KEITH WEATHERS RD.
FUQUAY VARINA, NC 27526**

Sarah G. Underwood and spouse,
Brenton E. Underwood
216 Sherman Pines Drive
Fuquay Varina, NC 27526

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, all that certain lot, parcel of land or condominium unit situated in the City of Fuquay Varina, Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT NUMBER 12, IN A SUBDIVISION KNOWN AS SHERMAN PINES, AS SHOWN ON PLAT RECORDED IN MAP BOOK 2006, PAGE 373, HARNETT COUNTY REGISTRY, NORTH CAROLINA. BEING SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2371 page 582.

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

A map showing the above described property is recorded in Plat Book 2006 page 373.

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.

Submitted electronically by Bowen Law Firm PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

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, other than the following exceptions:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

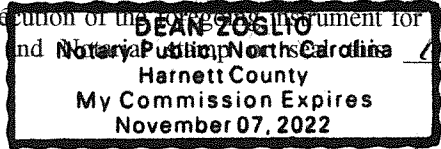
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Matthew C. Leigh (SEAL)
 Matthew C. Leigh

Sarah M. Leigh (SEAL)
 Sarah M. Leigh

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Matthew C. Leigh and wife, Sarah M. Leigh personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notary Public, North Carolina 11 day of June, 2018



Notary Public Dean Zoglio
 My Commission Expires: 11/7/2022
 Notary's Printed or Typed Name

(Affix Notary Seal)

UNOFFICIAL DOCUMENT