

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2016 May 05 10:32 AM NC Rev Stamp: \$ 8.00  
Book: 3398 Page: 969 Fee: \$ 26.00  
Instrument Number: 2016006083

HARNETT COUNTY TAX ID #  
050613 0041

05-05-2016 BY: MT

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$8.00**

**Tax Identification Number: 050613 0041**

Prepared by/Mail to: Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526

Brief Description for the index

Lot 33, Block 1, Captain's Landing

THIS DEED made this 5<sup>th</sup> day of MAY, 2016, by and between

**GRANTOR**

MARY C. WILLIAMS, an unmarried person  
328 Grand Pointe Drive  
Garner, NC 27529

**GRANTEE**

JAMES MORSE and wife,  
JOANNA ROHDE-MORSE  
2101 Penuche Way  
Holly Springs, NC 27540

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 or near the City of Fuquay-Varina, Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot 33, BLOCK 1, CAPTAIN'S LANDING, as shown in Map Book 20, Slide 83, Harnett County Registry, reference to which is hereby made for greater certainty of description.**

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book 642, page 831, Harnett County Registry.

A map showing the above described property is recorded in Book 20, Pages 83.

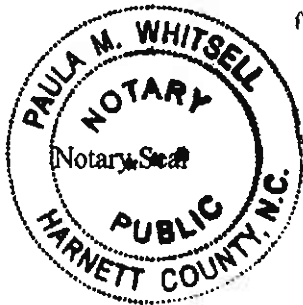
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- 1. All easements, covenants, restrictions and right of ways of record;
- 2. 2016 ad valorem taxes;
- 3. Those restrictive covenants recorded in Book 597, page 176 and as amended and modified, Harnett County Registry;
- 4. All matters as shown in Map Book 20, page 83, Harnett County Registry;
- 5. Right of way of Natchez Trace;
- 6. All matters that would be disclosed by a current and accurate survey.

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.



*Mary C. Williams by Phyllis G. Coats her Attorney in Fact. (SEAL)*  
 Mary C. Williams by Phyllis G. Coats, her Attorney In Fact

NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned notary public, do hereby certify that **Phyllis G. Coats (hereinafter called Attorney in Fact) acting as Attorney in Fact for Mary C. Williams, (hereinafter called Principal(s))** personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the **Principal(s)** and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Wake County Registry in **Book 15203, page 1457**, and that this instrument was executed under and by the virtue of the authority given by said instrument granting him power of attorney; that the said **Attorney in Fact** acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said **Principal(s)** herein set out. Witness my hand and notary seal or stamp this 5<sup>th</sup> day of May, 2016.

Paula M. Whitsell Notary Public  
 Paula M. Whitsell  
 My commission expires: 13 AUG 2018