HARNETT COUNTY TAX ID # 050633 0112 22

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Dec 17 09:37 AM NC Rev Stamp: \$ 220.00
Book: 3765 Page: 774 - 776 Fee: \$ 26.00
Instrument Number: 2019018638

12-17-2019 BY: SB

Revenue Stamps: \$220.00

PIN #0633-16-4090

Prepared by: Stam Law Firm, PLLC, P.O. Box 1600, Apex, NC 27502

Return to Grantee

Brief Description for the Index: Lot 18 Cedar Rock BM 2019-403

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

GENERAL WARRANTY DEED

THIS DEED made this 17 day of December, 2019, by and between:

GRANTOR:

PATSY ANN HARGIS and husband.

W.L. HARGIS

156 Prince Pond Drive, Fuguay Varina, NC 27526

GRANTEE:

STEVEN J. SHANKIN and KAREN L. BRADEN, as joint tenants

with right of survivorship

295 Cedar Rock Trail, Fuquay Varina, NC 27526

This property was not the principal residence of the Grantor.

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 of his or her ownership interest in those certain lots or parcels of land situated in Harnett County, North Carolina, and more particularly described as:

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

BEING all of Lot 18, containing 10.03 acres, as shown on map entitled "Exempt Map Lot 18, Recorded map of Cedar Rock W.L. and Patsy Hargis, Portion of Cedar Rock Ranch" and same being recorded in Book of Maps 2019, Page 403, Harnett County Registry.

For chain of title, please see Deed Book 2735, Page 18, Harnett County Registry.

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 covenant 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:

- Declaration of Protective Covenants recorded in Book 2449, Page 856 and amended in Book 3765 Page 770_, Harnett County Registry.
- 2. General service easements, restrictions, and rights of way of public record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

SIGNATURE PAGE(S) TO FOLLOW

Patsy Ann Hargis (SEAL)
W. J. Haren (SEAL)
W.L. Hargis
State of North Carolina, County of Warre
a Notary Public
for said State and County, certify that PATSY ANN HARGIS personally appeared before me this day and acknowledged his due execution of the foregoing instrument for the purposes therein expressed.
WITNESS my hand and notarial seal, this the day of Drember, 2019.
Notary Public
Comparted in the control of the cont
My Commission Expires: 5-2000
WAKE THE EITH
TOMICIAI SOLO
State of North Carolina County of Co
a Notary Public
for said State and County, certify that W.L. HARGIS personally appeared before me this day and acknowledged his due execution of the foregoing instrument for the purposes therein expressed.
WITNESS my hand and notarial seal, this the day of Drember, 2019.
Notary Public
My Commission Expires: 853033
No. KEITH
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