

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Sep 15 12:52 PM NC Rev Stamp: \$ 58.00
Book: 3867 Page: 825 - 827 Fee: \$ 26.00
Instrument Number: 2020016429

HARNETT COUNTY TAX ID#
**039577 0103 59

09-15-2020 BY MT

Prepared by: Lynn Matthews, Attorney, 1103 W. Cumberland Street, Dunn, NC 28334
Return to: Grantee (No title examination or tax advice given)
EXCISE TAX: \$58.00
Parcel ID No.: 039577 0103 59

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 13th day of August, 2020, by and between **NPS ASSOCIATES, a North Carolina Partnership** whose address is P.O. Box 727, Dunn, NC 28335, hereinafter called GRANTOR, and **LESTER CURTIS HARRIS, JR. and wife, RENEE RACHELL HARRIS** of 926 Ponderosa Trail, Cameron NC 28326, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 6, containing 10.25 acres as shown on map entitled "Survey for NPS Associates" dated September 9, 2011 by Bennett Surveys, Inc. and recorded in Map Number 2011, Page 672, Harnett County Registry.

Tract 6 is conveyed TOGETHER WITH AND SUBJECT TO that 50' ingress, egress, regress and utility easement as shown on the recorded plat described herein.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 2096, Page 107, 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.

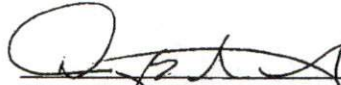
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2020 ad valorem taxes which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

NPS ASSOCIATES,
a North Carolina Partnership



Danny E. Norris, Partner

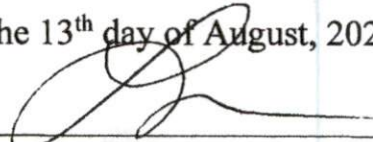


Larry W. Strother, Partner

NORTH CAROLINA
COUNTY OF HARNETT

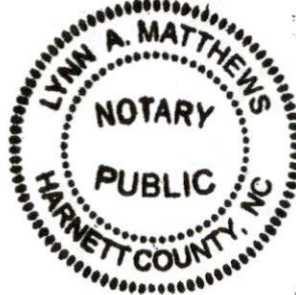
I, Lynn A. Matthews, a Notary Public, do hereby certify that **Danny E. Norris**, Partner of **NPS ASSOCIATES** a NC Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 13th day of August, 2020.



Notary Public

My Commission Expires: 5/31/21



NORTH CAROLINA
COUNTY OF Pender

I, Kate Danford, a Notary Public, do hereby certify that **Larry W. Strother**, Partner of **NPS ASSOCIATES** a NC Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 14 day of August, 2020.



Notary Public

My Commission Expires: 01-14-2025

