HARNETT COUNTY TAX ID # 03958706 0020 92

08-01-2018 BY: SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Aug 01 02:59 PM NC Rev Stamp: \$ 264.00
Book: 3627 Page: 763 - 765 Fee: \$ 26.00
Instrument Number: 2018011110

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 204.00			
Parcel Identifier No. 9586-59-1466.000 Verified by	County on the	_ day of	, 20
Mail/Box to: The Law Office of Jeffrey E. Radford, P.A., 1300 B	Bragg Blvd, Suite 1316, Fayet	tteville, NC 28301	
This instrument was prepared by: The Law Office of Jeffrey E. Ra	dford, P.A., 1300 Bragg Blve	d. Suite 1316. Favett	eville.
Brief description for the Index: LQT 63, PH TWO, Peachtree C			
		- 11	
Title DDDD tasee dist day or	, 20 <u>18</u> , by a		
GRANTOR Aaron L Philbrick, unmarried and Stephanie J. Philbrick, unmarried 176 Lodi Way Pittsburgh, PA 15201	GRAN Michael S. Breen, unmar 183 Ribbon Oak Ct Sanford, NC 27332		
Enter in appropriate block for each Grantor and Grantee: name, ma corporation or partnership. The designation Grantor and Grantee as used herein shall include said			
plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, for a valuable consideration paid by these presents does grant, bargain, sell and convey unto the Grantee situated in the City of Sanford North Carolina and more particularly described as follows:		ot, parcel of land or c	ondominium unit
Being all of Lot 63 in a subdivision known as Peachtree Crossin recorded in Book of Plats 98, Page 413, Harnett County Registry		plat of same being o	luly
The property hereinabove described was acquired by Grantor by ins All or a portion of the property herein conveyed includes or X	does not include the primary	residence of a Grant	695 or.
A map showing the above described property is recorded in Plat Bo	ook 98 page	413	
Page	1 of 2		
NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013	North	This standard form he	

Submitted electronically by "The Law Office of Jeffrey E. Radford" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or purcel of land and all privileges and appurenances thereto belonging to the Grantes in fee simple.

And the Craster covenants with the Grantoe, that Grantor is neized of the pressises in the simple, has the right to convey the same in fee simple, that title is marketable and flees and clear of all encumbrances, and that Grantor will warrant and defend the title against the leavill claims of all persons whomsoever, other than the following exceptions: Restrictive covenants recorded in 1315, 196.

Harnest County Registry.

By:	(SEAL)
By: Print/Type Name & Title: Print/Type Name: By: Print/Type Name & Title: Print/Type Name: By: Print/Type Name & Title: Print/Type Name: Prin	(SEAL)
By:	(SEAL)
Print/Type Name: # Title: Print/Type Name: # Print/	(SEAL)
By:	(SEAL)
By:	
Print/Type Name & Title: Print/Type Name: By: Print/Type Name: Print/Type Name:	
By:Print/Type Name:	(CEAL)
Print/Type Name: Print/Type Name:	CEAL
Print/Type Name: Print/Type Name:	
State of 194 - County or City of 2001	
L the undersigned Notary Public of the County or City of and State aforesaid, certify that	
Aaron L. Philbrick	his day and
soknowledged the due expection of the foregoing instrument for the purposes therein expressed. If these say hand and Notari said this C day of	n) stamp or
see the SC on of the SC A . 12	
SI NOOLEI WE	MAC
My Conteniesion Expires 107 27, 2021	ary Public
(Affix Seal) Notary's Printed or Typed Name	
State of County or City of	
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that	
personally cume before me this day and acknowledged that	_he is the
a North Carolina or	· authoritus
daily given and as the act of such easity, _he signed the foregoing instrument in its name on its behalf as its act and deed.	Witness
my hand and Notarial stamp or seal, thisday of	W PERCEN
	ary Public
(Affit Seal) Notary's Printed or Typed Name	
State of County or City of	
I, the undessigned Notary Public of the County or City of and State aforcasid, certify that	
Witness my band and Notarial stamp or seal, this day of 20	,
New Complete Building	
My Commission Expires: Not	ary Public
(Affix Scal) Notary's Printed or Typed Name	
NC Ber Association Form No. 3 © 1976, Revised © M/1/2010	
Printed by Agreement with the NC Ber Association	

COMMONWEALTH OF PERSON LYSHIN
COMMONWEALTH OF PERSON LYSHIN
NOTARIAL SEAL
BIDS E. Aysla-Toro, Notary Public
Wyomissing Soro, Bents County
Wyomissing Styles Sept. 27, 202
My Commission Expires Sept. 27, 202

TO HAVE AND TO HOLD the aforesaid lot or purcel of land and all privileges and appartenances thereto belonging to the Grantee in (ee simple.

And the Grantor covenants with the Grantee, that Grantor is soized of the promises 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: Restrictive covenants recorded in 1315, 198, Harnelt County Registry.

Easements and Restrictions of record.	
IN WITNESS WHEREOF, the Grantor has duly executed the t	foregoing anothe day and peopling above written,
	K. TOWNS L. LANDON RCC (SEAL)
(Entity Name)	Print/Type Nanie: Stephanie J. Philbrick
Ву:	
Print/Type Name & Title:	Print/Type Name: (SEAL)
Print type Name & Title.	Fillio) ype (value.
Ву:	(SEAL)
Print/Type Name & Title:	Print/Type Name:
Ву:	(SEAL)
Print/Type Name & Title:	
State of Was Vicainia - County or City of Mo	10 11 110 AM
State of VICE VILLAVIOL - County or City of 110	y of Wind will combat and State aforesaid, certify that
Stephanie J. Philbrick	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 stamp or
scal this 2 day of _J	The perposed working represents. The mass my management is the second of
Service	CIAL SEAL
My Commission Expires: 9	WEST VIRGINIA Horusa Lanta Notary Public
(Affix Scul)	WEST VIRGINIA Herway Land 2 Notary Public ND LANTZ Notary's Printed or Typed Name
	Law Offices
State of I, the undersigned Note Parking Town	Mari Meninia 2001)
I, the undersigned Nota - Published	and State aforesaid, certify that
70.00	personally came before me this day and acknowledged that he is the
	, a North Carolina or
corporation/limited liability company/general partnership/limite	ed partnership (strike through the inapplicable), and that by authority
duly given and as the act of such entity,he signed the forego	ing instrument in its name on its behalf as its act and deed. Witness
my hand and Notarial stamp or seal, thisday of	, 20
My Commission Expires:	Notary Public
(Affix Scal)	Notacy's Printed or Typed Name
2011	
State of County or City of County or City of	ofand State aforesaid, certify that
i, the tildersigned riotary rabile of the County of City of	and State aloresaid, certify that
Witness my hand and Notarial stamp or seal, this day of	30

My Commission Expires:	Notary Public
(Alffix Scal)	Notary's Printed or Typed Name
·	
NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010	
Printed by Agreement with the NC But Association	
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