

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

HARNETT COUNTY TAX ID #
03958706 0020 92

08-01-2018 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 264.00

Parcel Identifier No. 9586-59-1466.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville, NC 28301

This instrument was prepared by: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville,

Brief description for the Index: LOT 63, PH TWO, Peachtree Crossing

THIS DEED made this 20th day of June, 2018, by and between

GRANTOR	GRANTEE
Aaron L. Philbrick, unmarried and Stephanie J. Philbrick, unmarried 176 Lodi Way Pittsburgh, PA 15201	Michael S. Breen, unmarried 183 Ribbon Oak Ct Sanford, NC 27332

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 Sanford, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 63 in a subdivision known as Peachtree Crossing, Phase Two, according to a plat of same being duly recorded in Book of Plats 98, Page 413, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3124 page 695.

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 98 page 413.

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, other than the following exceptions: Restrictive covenants recorded in 1315, 196,

Harnett County Registry.

Easements and Restrictions of record.

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

By: _____ (Entity Name) _____ (SEAL)
Print/Type Name: Aaron L. Philbrick
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____

State of Pa - County or City of Berks and State aforesaid, certify that I, the undersigned Notary Public of the County or City of Berks and State aforesaid, certify that Aaron L. 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 seal this 20 day of June, 2018. My Commission Expires Sept 27, 2021 Notary Public Notary's Printed or Typed Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elisa E. Ayala-Toro, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Sept. 27, 2021

State of _____ - County or City of _____ and State aforesaid, certify that I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (write through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____ and State aforesaid, certify that I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

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, other than the following exceptions: Restrictive covenants recorded in 1315, 198, Harnett County Registry.

Easements and Restrictions of record.

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

By: _____ (Entity Name) _____ (SEAL)
Print/Type Name: Stephanie J. Philbrick
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____

State of West Virginia - County or City of Marshall County
I, the undersigned Notary Public of the County or City of Marshall County 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 seal this 27 day of June, 2018.

My Commission Expires: 9/23/2020 (Affix Seal)
Notary Public
HERMAN D. LANTZ
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 came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary 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 _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name