

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Mar 26 04:43 PM NC Rev Stamp: \$ 0.00
Book: 3959 Page: 896 - 897 Fee: \$ 26.00
Instrument Number: 2021006905

HARNETT COUNTY TAX ID #
10054912010355
100559 0141
100559 0141 01

03-26-2021 BY: KK

Excise Tax \$ 0.00

Recording Time, Book and Page

Parcel Identifier No: 10-0549-12-01-0355; 10-0559-0141; 10-0559-0141-01
Mail after recording to Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546
This instrument was prepared by Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

NO TITLE WORK REQUESTED OR PERFORMED

Brief Description for the index: Lot#12, Blk 2; West Pt of 13&14, Blk 2; Lot#6, Blk 4
Cater Lane, Shawtown

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of March 2021 by and between

GRANTOR	GRANTEE
Thomas S. Lasater, widower 62 Four Corners Lane Broadway, NC 27505	Lasater Properties, LLC 114 Four Corners Lane Broadway, NC 27505
Enter in appropriate block for each party: name, 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 or parcel of land situated in Lillington Township, Harnett County, North Carolina and more particularly described as follows:

Tract 1: Harnett County Tax Parcel # 10-0559-0141 29 Cater Lane, Shawtown

BEING all of Lot 12, Block II of the Map of Shawtown property which appears of record in Map Book 169, Page 550, Registry of Harnett County, North Carolina and Map Book 4, Page 89, Registry of Harnett County, North Carolina to which reference to said maps is made for a more specific and particular description.

Said tract being the Sixth Tract conveyed to Nancy J. Lasater by that deed recorded at Book 898, Page 994, Harnett County Registry. Nancy J. Lasater died testate, leaving all her property to her husband Thomas S. Lasater, See Harnett County Estate file # 20 E 295.

Tract 2: Harnett County Tax Parcel # 10-0559-0141-01 15 Cater Lane, Shawtown

BEGINNING at the Northwest corner of Block No. 2 of the Map of Shawtown, recorded in Book 159, page 550, Harnett County Registry, the intersection of Arlington Street and Pine Avenue and runs thence East with the South edge of Pine Avenue 50 feet to a stake in the edge of Pine Avenue; thence southerly and parallel with Arlington Street 100 feet to a point in the line of Lot No. 12 in said Block No. 2; thence westerly, parallel with Pine Avenue and with the line of Lot # 12, 50 feet to the East edge of Arlington Street, corner with Lot No. 12; thence northerly with the East edge of Arlington Street 100 feet to the point of BEGINNING and being the western portion of Lots Nos. 13

Submitted electronically by "Bain & McRae LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

and 14 of the said Block No. 2 of the Shawtown Map recorded in Book 169, Page 550, Harnett County Registry.

Said tract being the Fourth Tract conveyed to Nancy J. Lasater by that deed recorded at Book 898, Page 994, Harnett County Registry. Nancy J. Lasater died testate, leaving all her property to her husband Thomas S. Lasater. See Harnett County Estate file # 20 E 295.

Tract 3: Harnett County Tax Parcel # 10-0549-12-01-0355 12 Cater Lane, Shawtown

BEING all of Lot 6, Block 4 on Murchison Road in Shawtown as shown on that Map of Shawtown Property recorded at Book 169, Page 550, Harnett County Registry. Said map is hereby referred to for greater certainty of description.

Being the same property conveyed to Thomas S. Lasater and wife, Nancy J. Lasater by quitclaim deed recorded in Book 2880, Page 191, Harnett County Registry. Nancy J. Lasater is deceased, see Harnett County Estate File # 20 E 295.

A map showing the above-described property is recorded at Map Book No. 4 Page 89, Harnett County Registry.

The above described property does does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

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.

Thomas S. Lasater (SEAL)
Thomas S. Lasater

State of North Carolina, County of Harnett

I, Laura L James a Notary Public of the County and State aforesaid, certify that Thomas S. Lasater personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of March, 2021.

NOTARY
SEAL-STAMP
→



Laura L James
Signature of Notary Public

Laura James