

HARNETT COUNTY TAX ID#
080655 0118 53

01-29-2021 BY EG

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jan 29 11:39 AM NC Rev Stamp: \$ 0.00
Book: 3931 Page: 691 - 693 Fee: \$ 26.00
Instrument Number: 2021002143

Submitted electronically by Maitin 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.

This instrument prepared by: Lawrence Maitin, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 080655011853 Verified by _____ County on the _____ day of _____, 20 _____
By: _____

Mail/Box to: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

This instrument was prepared by: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

Brief description for the Index: LOT 17, Sherman Pines

THIS DEED made this 25th day of January, 2021, by and between

GRANTOR

GRANTEE

Vicki Michelle Hobbs
*104 Sherman Pines Dr.
Fuquay Varina NC 27526*

Monty Allen Hobbs and wife, Vicki Michelle Hobbs. as tenants by the entireties
104 Sherman Pines Drive
Fuquay Varina, NC 27526

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 Fuquay Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

Also commonly known as 104 Sherman Pines Dr., Fuquay Varina, NC 27526

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17003 page 2376.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

By: _____ (Entity Name) Vicki Michelle Hobbs (SEAL)
Print/Type Name: Vicki Michelle Hobbs

Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

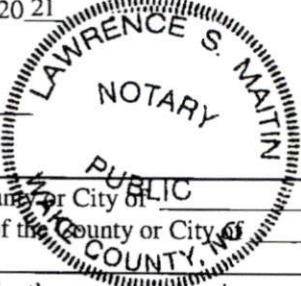
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Vicki Michelle Hobbs 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 25th day of January, 2021

My Commission Expires: April 2, 2022 (Affix Seal) Lawrence S. Maitin Notary Public
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 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 _____ day of _____, 20____.

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

EXHIBIT A
LEGAL DESCRIPTION

BEING ALL OF THAT TRACT OR PARCEL DESIGNATED AT LOT 17, CONTAINING LOT 17 AS SHOWN IN MAP BOOK 2006-373; AND THAT AREA IDENTIFIED AS "70,466 SF FROM OLD LOT 18 TO BE ADDED TO LOT 17," AND THAT AREA IDENTIFIED AS "9,153 SF FROM LOT 19 TO BE ADDED TO LOT 17," AS SHOWN ON THAT PLAT ENTITLED "RECOMBINATION PLAT, LOTS 17-19, SHERMAN PINES" AND RECORDED IN MAPS NUMBER 2008-348, HARNETT COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.