

REGISTER OF DEEDS
Harnett County, NC
2020 MAR 20 12:15:07 PM
BK: 3794 PG: 305-306
FEE: \$26.00
INSTRUMENT # 2020004405

TWESTER



2020004405

HARNETT COUNTY TAX ID#

12-0587-0018-16

3-20-2020 BY SB

This instrument drafted by: Timothy C. Morris, P.A.
After recording, mail to: P.O. Box 794, Erwin, North Carolina 28339

NORTH CAROLINA)
)
HARNETT COUNTY) **DEED**

This deed, made and entered into this 19th day of March, 2020, by and between JAMES F. COVINGTON and wife, PEGGY L. COVINGTON, of HARNETT County, North Carolina whose address is 4307 Bunnlevel Erwin Rd., Erwin, NC 28339 hereinafter referred to as the "GRANTORS"; and BRIS COVINGTON, of Harnett County, North Carolina, whose address is: 1692 Covington Rd., Bunnlevel, NC 28323; hereinafter referred to as the "GRANTEE".

WITNESSETH:

Now therefore, said Grantors, for and in consideration of the sum of one dollar, have bargained and sold and by these presents do grant, bargain, sell and convey to said Grantee, his heirs and assigns all right, title, interest, and estate of said Grantors, to a certain tract or parcel of

WITNESSETH:

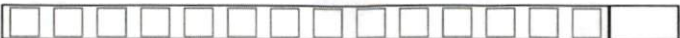
Now therefore, said Grantors, for and in consideration of the sum of one dollar, have bargained and sold and by these presents do grant, bargain, sell and convey to said Grantee, his heirs and assigns all right, title, interest, and estate of said Grantors, to a certain tract or parcel of land lying and being in Stewart's Creek Township, Harnett County, North Carolina, and more particularly described below. This is a portion of the property that was conveyed to the Grantors in deed recorded in Book 1823, Page 369-372 at the Harnett County Register of Deeds Office.

This is the portion of land described in the map recorded at the Harnett County Register of Deeds in Book 2019, Page 310 and is referenced as the 14.45 acres in said map prepared by Lambert Surveying, Inc. on September 13, 2019. This parcel is referenced as PIN # 0587-51-1278.000 and PID # 120587 0018 16.

No title search was performed

To have and to hold said lands and premises, together with all privileges and appurtenances thereunto belonging, to Bris Covington the said Grantee and his heirs and assigns in equal shares as tenants in common.

And the said Grantors do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.



B3794 - P 306

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hand and seal the day and year first above written.

James F. Covington (SEAL)
James F. Covington

Peggy L. Covington (SEAL)
Peggy L. Covington

NORTH CAROLINA

HARNETT COUNTY

I, Karen P. Lamm, a Notary Public for said County and State, certify that James F. Covington and Peggy L. Covington personally appeared before me this day and acknowledged the execution of the foregoing instrument.

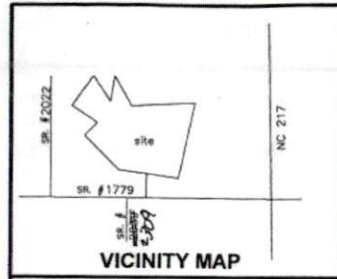
Witness my hand and seal, this the 19th day of March, 2020.

Karen P. Lamm
Notary Public
Glendon





1 of 1



I hereby certify that the development depicted hereon has been granted final approval from Harnett County E-911 Addressing, Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-911 Addressing - NA
 Public Utilities (Not For Construction) - Water Available SR# 1779
 NCCOT - Change of use requires new permit
John Corbett 9-13-19
 Subdivision Administrator Date

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown hereon is within the subdivision regulation jurisdiction of Harnett County except:

9-13-19 Date
James Covington

NOTE: THIS PROPERTY LIES WITHIN THE "WS-IV" WATER SUPPLY WATER IRON STAKES ARE SET AT ALL CORNERS.

Harnett County Minimum Building Setback Requirements
 RA-20R, RA-20M, RA-30, & RA-40

FRONT: 30' from R/W
 REAR: 25'
 SIDE: 10'
 CORNER LOT SIDE: 25'

PROPOSED SUBDIVISION ACRES

FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No. _____
 Effective Date: April 16, 1990

North Carolina, Johnston County

I, W. Royce Lambert, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description required in Book 1823, Page 369-372, etc.) (delete) that the boundaries not surveyed are clearly indicated as shown from information found in Book _____ Page _____ that the state of possession or beneficial ownership as indicated in _____ that this plat was prepared in accordance with G.S. 47-10 as amended.

- I certify to one or more of the following:
- (1) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - (2) That the survey is located in a portion of a county or municipality that is an ordinance that regulates parcels of land.
 - (3) That the survey is of a building, or part of a building, or part of one or more existing structures and does not create a new street or change an existing street. For the purpose of this section, a "building" means a structure or structure in an area of land described in a single legal description or legally recognized subdivision that has been or may be legally recognized as a new street or building as to building configuration. (2) That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse. (3) That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical control data for support or control of other surveys or for boundary.
 - (4) That the survey is of a proposed easement for a public utility as defined in G.S. 47-10.
 - (5) That the survey is of another category, such as the reestablishment of existing corners, a court-ordered survey, or other description or exception to the definition of subdivision.
 - (6) That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to problems described in (a) through (d) above.

Witness my original signature, license number and seal this 13 day of September, A.D. 2019

Seal or Stamp
 L & M
 License Number



Wilford E. Pipkin
 Doris Jean Pipkin
 deed book 1090,
 page 688

Wilford E. Pipkin
 Doris Jean Pipkin
 deed book 1090,
 page 688

John G. McNeill
 William B. McNeill
 DEED BOOK 3833,
 PAGE 369

John G. McNeill
 William B. McNeill
 DEED BOOK 3833,
 PAGE 372

JAMES F. COVINGTON
 and wife,
 PEDDY L. COVINGTON
 DEED BOOK 1823,
 PAGE 369-372

LEGEND

- CSR Creating Steel Rod
- CSR Set Steel Rod
- CSRS Creating Corner Pinner Spikes
- CSRS Set Corner Pinner Spikes
- CR Creating Nail
- CR Set Nail
- CRP Creating Iron Pipe
- CRP Set Iron Pipe
- CS Creating Iron Stake
- CS Set Iron Stake
- SPNS Creating Pin Nail
- SPNS Set Pin Nail
- CSM Creating Concrete Monument
- CSM Set Monument
- CRS Creating Rebar
- CRS Set Rebar
- CRS Creating Unfinished Stake
- CRS Set Unfinished Stake
- CRS Creating Stake
- CRS Set Stake
- CRS Creating Pin Stake
- CRS Set Pin Stake

LAMBERT SURVEYING INC.
 C-1280
 W. ROYCE LAMBERT, Jr. PLS 3517
 CAROLYN J. LAMBERT, MANAGER

STATE OF NORTH CAROLINA, Harnett County
James Ward REVIEW OFFICER OF
 Harnett COUNTY, CERTIFY THAT THE MAP OR
 PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS

STATE OF NORTH CAROLINA, Harnett County
 FILED FOR REGISTRATION AT 3:59 PM
September 13, 2019 IN THE REGISTER
 OF DEEDS OFFICE