

File # 2771507 ✓

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Apr 19 08:30 AM NC Rev Stamp: \$ 0.00
Book: 3970 Page: 683 - 684 Fee: \$ 26.00
Instrument Number: 2021008748

HARNETT COUNTY TAX ID #
0605971123001403 &
0605971123001402

04-16-2021 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 0605971123001403 & Verified by _____ County on the _____ day of _____, 20____
By: 0605971123001402

Mail/Box to: Kathryn Johnston Tart, PLLC, 209 S Wilson Avenue, Dunn, NC 28334 No Title Search or Tax Advice Given

This instrument was prepared by: Kathryn Johnston Tart, PLLC, 209 S Wilson Avenue, Dunn, NC 28334

Brief description for the Index: _____

THIS DEED made this 16th day of April, 2021, by and between

GRANTOR
Freddie L. Faircloth and wife,
Kathy B. Faircloth
1100 West E Street
Erwin, NC 28339

GRANTEE
Brittney LeeAnn Faircloth and
Timothy Dillon Sills
1100 West E Street
Erwin, NC 28339
as Joint Tenants with Rights of Survivorship

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 Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract 1, containing 0.2568 acre, more or less, and all of Tract 2, containing 0.5276 acre, more or less, as shown on that map entitled, "Minor Subdivision Plat for Faircloth Property," dated December 15, 2004, and recorded as Map #2004-1300, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2624 page 914. All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2004 page 1300.

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:

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

By: _____ (Entity Name) Freddie L. Faircloth (SEAL)
 Print/Type Name: Freddie L. Faircloth

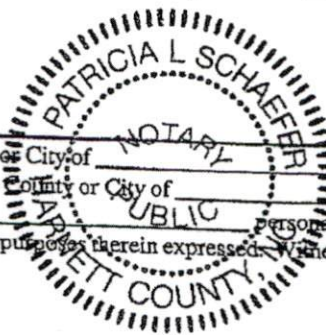
By: _____ Kathy B. Faircloth (SEAL)
 Print/Type Name: Kathy B. Faircloth

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

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

State of North Carolina - County or City of Harnett
 I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Freddie L. Faircloth and wife, Kathy B. Faircloth 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 16th day of April, 2021.

My Commission Expires: December 4, 2025
 (Affix Seal)



Patricia L. Schaefer
 Patricia L. Schaefer 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 _____ 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