

HARNETT COUNTY TAX ID#

010 110681 0004

9/2/2021 BY EP

FOR REGISTRATION  
Matthew S. Willis  
REGISTER OF DEEDS  
Harnett County, NC  
2021 SEP 02 11:17:04 AM  
BK:4038 PG:971-973  
FEE:\$26.00  
EXCISE TAX:\$140.00  
INSTRUMENT # 2021020586  
ASIMPSON



Prepared by LeVonda G. Wood, Attorney, 125 East Main Street, Benson, North Carolina 27504.

Return to: Grantee

The draftsman has made no representation as to marketability of the property herein described or no record search or title examination as to said property and has not given any tax or Medicaid/estate planning advice.

Parcel Identifier No./PID: Out of 11 0681 0004

Excise Tax: \$140.00

Brief Description for Index: Lot 1B, Map Book 2021, Page 321

NORTH CAROLINA

GENERAL WARRANTY DEED

HARNETT COUNTY

THIS DEED, made this 27<sup>th</sup> day of August, 2021, by **Linderman Properties, LLC**, a South Carolina Limited Liability Company, with its principal place of business located at 219 Queensferry Road, Cary, North Carolina 27511, Grantor; to **Jiri Sejbak**, 2604 Timothy Road, Fuquay Varina, North Carolina 27526, Grantee;

WITNESSETH:

Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does hereby bargain, sell, grant, and convey to Grantee, and his heirs and assigns, in fee simple, subject to restrictions hereinafter described, all that certain tract or parcel of land, lying and being in Harnett County, North Carolina and being more particularly described as follows: *Being all of Lot 1B as shown on map recorded in Map Book 2021, Page 321, Harnett County Registry, to which reference is hereby made for a more particular description of the same.*

Conveyed as an appurtenance to the above-described property is a non-exclusive 50' easement identified as "Hidden Acre Lane" running from said lot out to NCSR 1516 depicted on the above-described map, reference to which is hereby made for greater certainty of description. Grantor gives said easement for the purposes of affording egress, ingress and regress over and across the above-described property as well as constructing, installing, maintaining and repairing general public and private utility services thereon. It is understood that said easement is not to be construed as an easement given to the exclusion of Grantor, its successors and assigns, or to others later granted a similar right.

By acceptance of this deed, Grantee agrees that, so long as the lane identified and shown as "Hidden Acre Lane 50' Private Access, Utility & Maintenance Easement" on the plat recorded in Map Book 2021, Page 321, Harnett County Registry remains private, Grantee, or its successor in interest, shall share, proportionately, in the costs of keeping and maintaining said lane in reasonably good repair and condition.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

1. Easements recorded in Book 643, Page 903 and Book 794, Page 616, Harnett County Registry;
2. Easements, rights-of-way, and other matters as depicted/disclosed on maps recorded in Map Book 2020, Page 45; Map Book 2015, Page 311; and Map Book 2021, Page 321, Harnett County Registry;
3. 2021 ad valorem taxes (pro-rated through the date of closing);
4. Easements visible by an inspection of the premises; and
5. Any and all liens, rights-of-way, protective and restrictive covenants, easements, encroachments, roadways, encumbrances, and other restrictions of record.

Grantor acquired the property described hereinabove by deed recorded in Book 3949, Page 985, Harnett County Registry.

TO HAVE AND TO HOLD the above-described lot or parcel of land, together with all privileges and appurtenances thereunto belonging, to Grantee and his heirs and assigns, in fee simple, subject however to the aforesaid restrictions and encumbrances.

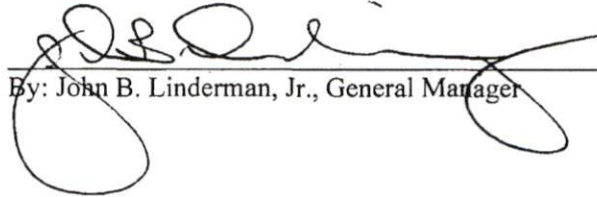
And Grantor covenants with Grantee, and his heirs and assigns, that Grantor is seized of said premises in fee and has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, other than as stated herein, and that Grantor hereby warrants and will forever defend the title to the same 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:

1. Easements recorded in Book 643, Page 903 and Book 794, Page 616, Harnett County Registry;
2. Easements, rights-of-way, and other matters as depicted/disclosed on maps recorded in Map Book 2020, Page 45; Map Book 2015, Page 311; and Map Book 2021, Page 321, Harnett County Registry;
3. 2021 ad valorem taxes (pro-rated through the date of closing);
4. Easements visible by an inspection of the premises; and
5. Any and all liens, rights-of-way, protective and restrictive covenants, easements, encroachments, roadways, encumbrances, and other restrictions of record.

( ) If marked, the property described herein includes the primary residence of at least one of the Grantor(s) pursuant to N.C.G.S. 105-317.2.)

IN TESTIMONY WHEREOF, Grantor has duly executed the foregoing on the day and year first above written.

Linderman Properties, LLC

 (SEAL)  
By: John B. Linderman, Jr., General Manager

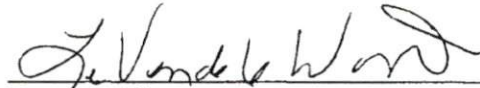
NORTH CAROLINA

JOHNSTON COUNTY

I, LeVonda G Wood, a Notary Public in and for said County and State, do hereby certify that John B. Linderman, Jr., being personally known to me, personally appeared before me this day and acknowledged he is General Manager of Linderman Properties, LLC, a South Carolina limited liability company, and that as General Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes expressed therein and in the capacity indicated, as the Grantor's act and deed.

Witness my hand and notarial seal this 27<sup>th</sup> day of August, 2021.



  
Notary Public  
Typed Name: LeVonda G Wood  
My commission expires: 07/22/2025