

FOR REGISTRATION  
Matthew S. Willis  
REGISTER OF DEEDS  
Harnett County, NC  
2021 JUL 28 11:27:16 AM  
BK: 4020 PG: 593-594  
FEE: \$26.00  
EXCISE TAX: \$100.00  
INSTRUMENT #: 2021017408  
VRODRIGUEZ



HARNETT COUNTY TAX ID#

139691 00670

7/28/2021 BY J. Wood

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00 NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No./O/O: 13-9691-0067 Verified by Harnett County on the      day of     , 20      
By:     

Mail/Box to:      Mail to:      Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 21-494)

Brief description for the Index: Lot No. 1, 6.12 total acres, MB 2021/308

THIS DEED made this 21 day of July, 2021, by and between

**GRANTOR**  
Harrington Companies, LLC, a North Carolina  
Limited Liability Company  
  
4802 Lake Hills Drive  
Wilson, NC 27896-8449

**GRANTEE**  
Charles Ray Fisher, III and wife, Maigon  
Gabrielle Fisher  
  
79 Cortez Morrison Road  
Lillington, NC 27546

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     , Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

LYING AND BEING in Upper Little River Township, Harnett County, North Carolina and being all of that tract or parcel designated as Lot No. 1, containing 6.12 total acres, more or less, as shown on a map prepared by Matthew A. Callahan Surveying, Matthew A. Callahan, Professional Land Surveyor, Vass, North Carolina dated June 2, 2021, and captioned "SURVEY FOR: ROY M. HARRINGTON & WIFE, RHONDA G. HARRINGTON" recorded July 15, 2021 in Map Book 2021, Page 308, Harnett County Registry, reference to the recorded map being incorporated herein by reference for greater accuracy of description.

The above described lot being part and parcel of that tract conveyed by deed dated January 12, 2021 from Betsy Patterson Sloan et als to Roy M. Harrington and wife, Rhonda G. Harrington and recorded February 1, 2021 in Deed Book 3932, Page 326, Harnett County Registry. For further reference see: Map Book 2019, Page 400; Estate of James Rozelle Patterson, Harnett County Clerk of Court Estate File No. 92 E 005; Estate of James Rozelle Patterson, Jr., Harnett County Clerk of Court File No. 19 E 231; Deed Book 651, Page 629, Harnett County Registry.

AS PART OF THE CONSIDERATION FOR THE ABOVE DESCRIBED PARCEL THE GRANTOR AND THE GRANTEE DO DIRECT DEED SWAPS FOR VALUE OF EXCHANGE PURSUANT TO 26 U.S. CODE § 1031.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3932, Page 326

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

A map showing the above described property is recorded in Plat Book 2021 page \_\_\_\_\_.

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:

1. 2021 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

Harrington Companies, LLC \_\_\_\_\_ (SEAL)

By: Roy M. Harrington (Print Name) \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

Roy M. Harrington, Member/Manager \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type 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: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

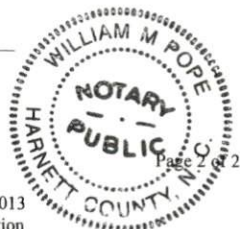
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that Roy M. Harrington personally came before me this day and acknowledged that he is the member/manager of Harrington Companies, LLC, 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 27 day of July, 2021.

My Commission Expires: 4/23/25



William M. Pope \_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name



0 100 200ft  
-78.977561 35.429857 Degrees