

Prepared by M. Andrew Lucas—mail to Grantee  
STAMPS: \$220.00

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )  
PID #:039577 0104 02

**GENERAL WARRANTY DEED**

**THIS DEED**, made this 26<sup>th</sup> day of May, 2021, by and between  
**BRENDA B. BOULDIN, widow**, 245 Bouldin Lane, Sanford, NC 27332, hereinafter called  
"GRANTOR" to **DENISE DAMON CAMERON, single**, 1456 Abercorn Lane, Sanford, NC  
27330, hereinafter called "GRANTEE";

**WITNESSETH**, that the Grantor, in consideration of valuable considerations provided  
by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by  
these presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest  
in that certain lot or parcel of land situated in Harnett County, North Carolina, more particularly  
described as follows:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN.**

The above property was conveyed to the Grantor by deed recorded in Book 1138, page  
760, Harnett County Registry.

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and  
appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the  
Grantee, that Grantor is seized of said 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 claims of all persons whomsoever except for the

exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) Restrictions, easements and rights of way of record.

This is \_\_\_\_\_ is not  the primary residence of the Grantor.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Brenda B. Bouldin (SEAL)  
Brenda B. Bouldin

STATE OF NORTH CAROLINA  
COUNTY OF LEE

I, Magali J. Olea a Notary Public, do hereby certify Brenda B. Bouldin, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 20 day of May, 2021.

My commission expires:  
08/20/2023

[Signature]  
Notary Public



## EXHIBIT A

BEGINNING AT A POINT IN THE CENTER LINE OF MC HIGHWAY 87, A NEW CORNER WITH J.E. HOWARD, JR. AND HENCE THENCE ALONG THE CENTER LINE OF SAID ROAD SOUTH 05° 14' 13" EAST 816.02 FEET TO A PK NAIL; SOUTH 08° 11' 16" EAST 276.03 FEET TO A PK NAIL; SOUTH 10° 56' 42" EAST 242.87 FEET TO A PK NAIL; SOUTH 12° 50' 43" EAST 140.57 FEET TO A PK NAIL; SOUTH 14° 31' 47" EAST 302.18 FEET TO A PK NAIL; SOUTH 15° 03' 44" EAST 1315.73 FEET TO A PK NAIL; SOUTH 15° 02' 24" EAST 1267.73 FEET TO A CORNER WITH HOWARD AND ANOTHER TRACT OF LAND OF JOHNSON; THENCE SOUTH 86° 51' WEST 18.18 FEET TO A POINT; THENCE NORTH 15° 55' WEST 501.01 FEET TO AN IRON PIPE; THENCE NORTH 85° 02' 10" WEST 1433.0 FEET TO AN EXISTING RAILROAD T-IRON; THENCE NORTH 00° 03' 20" EAST 938.57 FEET TO AN EXISTING PINE KNOT CORNER; THENCE SOUTH 87° 53' 30" EAST 662.21 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 04° 49' 45" EAST 1233.27 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 31° 33' WEST 164.58 FEET TO AN IRON PIPE; THENCE NORTH 01° 23' EAST 768.98 FEET TO THE POINT OF BEGINNING AND CONTAINING A NET ACREAGE OF 37.4 ACRES EXCLUDING 2.01 ACRES HEREINAFTER DESCRIBED, ACCORDING TO A SURVEY BY MOORE, GARDNER & ASSOCIATES, DATED APRIL, 1977.

SAVE AND EXCEPT FROM THE ABOVE DESCRIPTION, THE FOLLOWING TRACT OF LAND:

BEGINNING AT A POINT LOCATED WITHIN THE RIGHT OF WAY OF MC HIGHWAY 87 (THIS POINT BEING NORTH 15° 55' 40" WEST 501.0 FEET AND NORTH 15° 10' 10" WEST 810.36 FEET FROM THE EXTREME NORTHEAST CORNER OF THE 37.4 ACRE TRACT) AND HENCE THENCE SOUTH 70° 18' WEST 210.09 FEET TO AN IRON PIPE; THENCE NORTH 15° 03' 44" WEST 420.0 FEET TO AN IRON PIPE; THENCE NORTH 70° 18' EAST 210.09 FEET TO A POINT; THENCE SOUTH 15° 03' 44" EAST 420.0 FEET TO THE POINT OF BEGINNING.

FURTHER SAVE AND EXCEPT from the above description, the following tract of land:

ALL of Lots 1, 2, 3, 4, and 5, as described in a deed recorded in Book 692, Page 667, Harnett County Registry.