

HARNETT COUNTY TAX ID #
130610 0210 02

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jul 06 10:07 AM NC Rev Stamp: \$ 450.00
Book: 3835 Page: 385 - 387 Fee: \$ 26.00
Instrument Number: 2020011041

07-06-2020 BY: KR

Excise Tax \$450.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **130610 0210 02**
Prepared by: GOLD LAW, P.A.
Yorktown Office Condominiums
140 Mine Lake Court
Suite #100
Raleigh, NC 27615
Return to: Grantee

Brief description for the Index

**1.18 Acres Upper Little River
Township**

Property address is known as: 703 Adcock Rd, Lillington, NC 27546

THIS DEED made this 1st day of JULY, 2020 by and between

GRANTOR	GRANTEE
Eric S. Schwind and SPOUSE, Brittany D Schwind 107 Grayson Pl Sanford, NC 27322	Justin Bradly Hasenfus and SPOUSE, Susan Gayle Hasenfus 703 Adcock Road Lillington, NC 27546

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 or parcel of land situated in **Harnett** County, North Carolina and more particularly described as follows:

Being all of that certain 1.18 acre tract as shown on that survey entitled "Survey for: Tammy Adcock Watson, Walter Bradley Watson Jr, Upper Little River Township, Harnett County, North Carolina," dated June 2, 2005 by Bennett Surveys, Inc, and recorded in Map Book 2005, page 603, Harnett County Registry.

Property address is known as: 703 Adcock Rd, Lillington, NC 27546

THE PROPERTY WAS THE PRIMARY RESIDENCE OF THE GRANTOR.

submitted electronically by "Gold Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 except for the exceptions hereinafter stated.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 3527 Page 360 Harnett County Register of Deeds, North Carolina.**

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: *Brittany D Schwind* *Seal by Brit D Schwind*
Brittany D Schwind, as Power of Attorney for
Eric Schwind

By: *Brittany D Schwind*
Brittany D Schwind

See notary next page

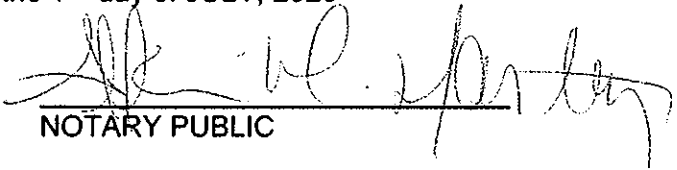
STATE OF NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public for Wake County and said State, do hereby certify that **Brittany D Schwind**, Attorney-in-Fact for **Eric S. Schwind and Brittany D Schwind** personally appeared before me this day, and being by me duly sworn, says that he (she) executed the foregoing and annexed instrument for **Eric S. Schwind and Brittany D Schwind** and that his [her] authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, in the County of HARNETT, State of North Carolina, on the _____ of _____, 2020 or in Book _____, Page _____, HARNETT County Registry and that this instrument was executed under and by virtue of the authority given by said instrument granting him [her] power of attorney; that the said **Brittany D Schwind** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed on behalf of herself/himself and the said **Eric S. Schwind and Brittany D Schwind**.

WITNESS my hand and official seal, this the 1ST day of JULY, 2020

(OFFICIAL SEAL)
Akalia M Martinez
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires June 25, 2024


NOTARY PUBLIC

My Commission expires: 25 June 2024