

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2017 Aug 01 10:04 AM NC Rev Stamp: \$ 343.00
Book: 3528 Page: 264 - 266 Fee: \$ 26.00
Instrument Number: 2017011357

HARNETT COUNTY TAX ID #
13063001 0029 22

08-01-2017 BY: SB

GENERAL WARRANTY DEED

REVENUE: \$343.00

PARCEL ID: 13063001 0029 22

PREPARED BY AND RETURN TO:
Hutchens Law Firm

File no. 1202735

PO Box 2505, Fayetteville, NC 28302

This instrument prepared by: Cynthia Pela, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 82A, Mamie Bell Ridge,

NORTH CAROLINA

COUNTY OF Harnett

THIS DEED made this 31st, day of July, 2017, by and between

McCloskey Builders, Inc, whose address is
2009 Pinewood Terrace, Fayetteville, NC 28311,
hereinafter called Grantor,

and

Donald Taylor and wife, Carol Taylor whose address is
288 Tilden Howington Drive, Lillington, NC 27546,
hereinafter called Grantee;

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 or near the City of Lillington, **Harnett** County, North Carolina and more particularly described as follows:

BEING all of Lot 82A according to the plat entitled "Recombination Survey Mamie Bell Ridge Subdivision, Phase 2, Lots 82-84" duly recorded in Map Book 2013, Page 24, Harnett County, North Carolina Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3493, Page 173, Harnett County Registry, North Carolina.**

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.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein is not the principal residence of the Grantors.

McCloskey Builders, Inc

Ronald E McCloskey

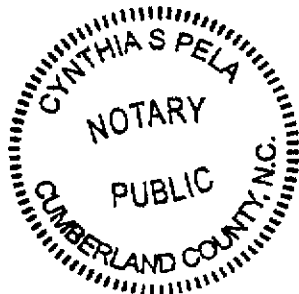
(SEAL)

By: Ronald E. McCloskey, President

STATE OF NC
Cumberland COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Ronald E. McCloskey**

This the 31st day of July, 2017.



Cynthia S. Pella
Notary

My Commission expires:
3-29-2022