

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Nov 10 11:05 AM NC Rev Stamp: \$ 60.00
Book: 4073 Page: 553 - 554 Fee: \$ 26.00
Instrument Number: 2021026580

HARNETT COUNTY TAX ID #
070680 0029 02

11-10-2021 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 60.00

Parcel Identifier No. 070680002902 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Kathryn Johnston Tart, PLLC, 1300 S Main St, Lillington, NC 27546

This instrument was prepared by: Kathryn Johnston Tart, PLLC, 1300 S Main St, Lillington, NC 27546

Brief description for the Index: _____

THIS DEED made this 10th day of November, 2021, by and between

GRANTOR
Robert A Ahrens and wife
Leslie B Ahrens
810 McLamb Road
Coats, NC 27521

GRANTEE
Charles Andre Davis Jr. and wife,
Barbara Jean Davis
727 W Chennault
Clovis, CA 93611

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 _____, _____ Grove _____ Township, _____ Harnett _____ County, North Carolina and more particularly described as follows:

BEING all of Lot 3, containing 2.78 acres, more or less, as shown on survey entitled, "Minor Subdivision Survey for: Charles Davis & Barbara Davis and Robert A Ahrens & Leslie B Ahrens," dated June 23, 2021, prepared by Streamline Land Surveying, Inc. and recorded in Map Book 2021, Page 400, Harnett Co Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3374 page 655. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2021 page 400.

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:

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

 (Entity Name) Robert A Ahrens (SEAL)
 Print/Type Name: Robert A Ahrens

By: _____
Leslie B Ahrens (SEAL)
 Print/Type Name: Leslie B Ahrens

Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of North Carolina - County or City of Hamett

I, the undersigned Notary Public of the County or City of Hamett and State aforesaid, certify that Robert A Ahrens and wife Leslie B Ahrens 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 10th day of November, 2021.

My Commission Expires: December 4, 2025
 (Affix Seal)

Patricia L Schaefer
 Patricia L Schaefer Notary Public
 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: _____
 (Affix Seal)

 Notary Public
 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 came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name