HARNETT COUNTY TAX ID # 039568 0002 02

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Nov 19 03:28 PM NC Rev Stamp: \$ 0.00
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Instrument Number: 2021027463

11-19-2021 BY: ED

Prepared By & Send To: Mark E. Randolph, Attorney at Law, 1365 Westgate Center Dr., Ste. D, Winston-Salem, NC 27103 Stamps \$NTC 21-01-675

NORTH CAROLINA)	NORTH COROL BY COMPANY OF THE COROL BY
)	NORTH CAROLINA GENERAL WARRANTY DEED
HARNETT COUNTY)	

THIS DEED made this 17th day of November 2021, by and between Claudia Lucille Pace, unmarried, whose mailing address is 3972 NC Hwy. 87 N, Sanford, NC 27332, GRANTOR(S); and Alexis Lane Collins, unmarried, and Dylan Ray Smith, unmarried, whose mailing address is 4162 NC Hwy. 87 N, Sanford, NC 27332, GRANTEE(S);

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: 4164 NC 87 N, Sanford, NC 27332

Parcel Number: 039568000202

The property conveyed herein does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, a 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.

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.

Submitted electronically by "Mark E. Randolph, Attorney At Law" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Claudie Lucille PaciseAL)

Claudia Lucille Pace

STATE OF NORTH CAROLINA

COUNTY NEW YTHUOS

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: Claudia Lucille Pace.

Witness my hand and official stamp or seal, this 17 day of 100000

STEPHANE G BALAAM

BALNotary Public - North Carolina
Hoke County
My Commission Expires Oct 12, 2026

My commission expires: 10.12-210

EXHIBIT A

Being all of that 1.00 acre tract as shown on Survey for Wayne & Traci Collins, prepared by Melvin A. Graham, PLS, dated 7-31-2000, and filed for recordation at Map Number 2000-475, Harnett County Registry.

Also conveyed is that proposed 30' access easement up existing soil drive as shown on above-referenced survey.