

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2017 Apr 28 08:31 AM NC Rev Stamp: \$ 298.00  
Book: 3499 Page: 912 - 914 Fee: \$ 26.00  
Instrument Number: 2017006054

HARNETT COUNTY TAX ID #  
07-1602-0131-03

04-28-2017 BY: CW

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$298.00

Parcel Identifier No. 071602 0131 03 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: McCullers, Whitaker & Hamer, PLLC, 216 Highway 70 West, Garner, NC 27529

This instrument was prepared by: McCullers, Whitaker & Hamer, PLLC, 216 Highway 70 West, Garner, NC 27529

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 27 day of April, 2017, by and between

GRANTOR

GRANTEE

Cathy Barefoot, formerly known as  
Cathy B Holmes, an unmarried woman

James Sites  
an unmarried man

2375 Johnston County Rd  
Angier, NC 27501

2375 Johnston County Road  
Angier, NC 27501

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:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1091 page 781.  
All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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:

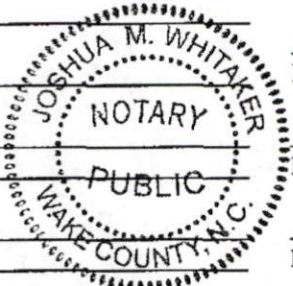
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Cathy Barefoot (SEAL)  
Print/Type Name: Cathy Barefoot

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_



State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Cathy Barefoot 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 27 day of April, 2017.

My Commission Expires: 10 Nov 2018 (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 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

ATTACHMENT

EXHIBIT A

BEGINNING at a found rebar located on the western margin of the 60 foot right of way of NCSR 1551 "Johnston County Road" and being the north eastern corner of the tract described herein, said found rebar being located South 50 degrees 42 minutes 31 seconds West 48.06 feet from a found PK Nail at a point where the center of the 60 foot right of way of NCSR 1551 intersects with the center of the 60 foot right of way of NCSR 1312, thence running from them point and place of beginning, South 07 degrees 31 minutes 27 seconds West 295.72 feet along the western margin of NCSR 1551 to a set rebar, thence running North 83 degrees 26 minutes 20 seconds West 177.18 feet to a set rebar (control Corner), thence running North 08 degrees 52 minutes 36 seconds West 303.16 feet to a set rebar, thence running South 81 degrees 00 seconds 00 minutes East 170.06 feet to the point and place of beginning, containing 1.19 acres according to a map and survey dated November 4, 1994 and revised March 21, 1995 prepared for Cathy B Holmes, by Piedmont Surveying and being a portion of the Leon and Ruth Barefoot 28.8 acre tract described in Deed Book 337, at Page 75, Harnett County Registry.  
Parcel ID: 071602 0131 03  
REID: 0042009  
Property Address: 2735 Johnston County Road, Angier, NC 27501