Matthew S. Willis Register of Deeds Harnett County, NC

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HARNETT COUNTY TAX ID # 130602 0105 12

06-07-2022 BY: TC

Prepared By & Send To: Attorney Mark E. Randolph, 1365 Westgate Center Drive, Ste. D, Winston-Salem, NC 27103

Stamps \$NTC 22-00-316

NORTH CAROLINA	)	NORTH CAROLINA GENERAL WARRANTY DEED
	)	
HARNETT COUNTY	)	

THIS DEED made this 27th day of May 2022, by and between Alyssa Cochran-Trull, unmarried, whose mailing address is 7421 Ryan Street, Fayetteville, NC 27314 and , and GRANTOR(S); and Devonte Sanders, unmarried, whose mailing address is 7421 Ryan Street, Fayetteville, NC 27314, 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: 391 Henschel Lane, Broadway, NC 27505

Parcel Number: 0611-58-5037-000

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 real property 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.

My commission expires:

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.

(SEAL)

Alyssa Cochran-Trull

STATE OF NORTH CAROLINA

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:

Alyssa Cochran-Trull.

Witness my hand and official stamp or seal, this day of day of 2022.

Sarah Jean Powell

NOTARY PUBLIC

Notary Public

Alamance County, NC

## **EXHIBIT A**

Book 1114, Page 77-78, Harnett County Registry. Map showing the above described property recorded in PCF page 463-A. 1.00 Acre of land as shown on the survey entitled, "Property of Gary L. Trull and Tammy T. DellaMonica, now (Tammy L. Cochran)," by Andrew H. Joyner, RLS, Dated July 31, 1995 and recorded in Plat cabinet F, slide 463-A, Harnett County Registry.