

For Registration Matthew S. Willis  
 Register of Deeds  
 Harnett County, NC  
 Electronically Recorded

HARNETT COUNTY TAX ID #  
 050635 0023 12

2021 Sep 15 10:45 AM NC Rev Stamp: \$ 183.00  
 Book: 4044 Page: 912 - 913 Fee: \$ 26.00  
 Instrument Number: 2021021611

09-15-2021 BY: ED

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$183.00
Parcel ID:	050635 0023 12
Mail/Box to:	Grantee
Prepared by:	Adcock Law Firm, PA, 202 E. Academy Street, Fuquay Varina, NC 27526
Brief description for the Index:	Lot BR2, 10.965± acres, Map Number 2021, page 319

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8<sup>th</sup> day of September 2021, by and between:

GRANTOR	GRANTEE
ROBERT D. POWELL, II and wife, LINDSAY T. POWELL 1223 Oakridge Duncan Road, Fuquay Varina, NC 27526	PAUL KOSIK and wife, WIOLETTA KOSIK 5542 Cokesbury Road Fuquay Varina, NC 27526

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Fuquay Varina Buckhorn Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

**BEING** all of Lot BR2, approximately 10.965± acres, as shown on that map entitled: "Recombination Survey For Robert & Lindsay Powell and Melissa Baker Beasley," and recorded in Map Number 2021, Page 319, Harnett County Registry, reference to which is hereby made for greater certainty of description.

*The above referenced property (PID: 050635 0023 12) is being recombined with existing Grantee property (PID: 050635 0309 02) for a new recombined area "Lot BR" containing approximately, 19.08± acres, Map Number 2021, Page 319, Harnett County Registry.*

Submitted electronically by "Adcock Law Firm, PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3647 page 297.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Number 2021 page 319.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

*Robert D. Powell, II*

Name: ROBERT D. POWELL, II

Entity Name

*Lindsay T. Powell*

Name: LINDSAY T. POWELL

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I SANDRA P. MINOR, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the \_\_\_\_\_ day of September 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): ROBERT D. POWELL, II and wife, LINDSAY T. POWELL.

Affix Notary Seal/Stamp

**Sandra P. Minor**  
**NOTARY PUBLIC**  
**Wake County, North Carolina**

*Sandra P. Minor*

Notary Public (Official Signature)

PRINTED NOTARY NAME: SANDRA P. MINOR

My commission expires: 3-28-2022