

HARNETT COUNTY TAX ID#
o/o 039599 0010 01

03-08-2022 BY TC

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Mar 08 02:06 PM NC Rev Stamp: \$ 0.00
Book: 4124 Page: 491 - 494 Fee: \$ 26.00
Instrument Number: 2022004996

TRUE AND CERTIFIED

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#: a portion 039599 0010 01
REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY DEED

This **WARRANTY DEED** is made the 8th day of March, 2022, by and between **Fred Alonzo Sykes and wife, Carolyn P. Sykes and Brenda Sykes Campbell and husband, John Dee Campbell**, of 6315 Bradley Road, Sanford, NC, 27330 (hereinafter referred to in the neuter singular as "the Grantor") and **Jonathan Todd Sykes**, of 202 Sykes Lane, Broadway, NC, 27505 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Barbecue Township of said County and State, and more particularly described as follows:

BEING ALL OF LOT 2 containing 1.29 acres as shown on Recombination Survey for "Fred Alonzo Sykes" dated May 5, 2021 by Aaron McNeill, PLS and recorded in Map Book 2022, Page 99, Harnett County Registry.

Also conveyed is a non-exclusive existing 30' wide access easement for ingress, egress, and utility easement running from NCSR 1214 (Mt. Pisgah Church Road) to the above-described property, which easement is located as shown on the above referenced map.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Also, this property is conveyed subject to any easements shown on said plats.

The property hereinabove described being a portion of the same property acquired by Grantors in Deed Book 4111, Page 426, Harnett County Registry.

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Fred Alonzo Sykes (SEAL)
Fred Alonzo Sykes

Carolyn P. Sykes (SEAL)
Carolyn P. Sykes

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Lisa Brower, a Notary Public in and for Randolph County, North Carolina, certify that Fred Alonzo Sykes and Carolyn P. Sykes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 day of March, 2022.

LISA BROWER
NOTARY PUBLIC
RANDOLPH COUNTY
North Carolina
My Commission Expires March 4, 2023

Lisa Brower
Notary Public

My Commission Expires: 3-4-2023

GRANTOR

Brenda Sykes Campbell (SEAL)
Brenda Sykes Campbell

John Dee Campbell Sr. (SEAL)
John Dee Campbell

STATE OF NORTH CAROLINA
COUNTY OF Randolph

I, Lisa Brower, a Notary Public in and for Randolph County, North Carolina, certify that Brenda Sykes Campbell and John Dee Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 day of March 2022.

(Place notary seal here)
LISA BROWER
NOTARY PUBLIC
RANDOLPH COUNTY
North Carolina
My Commission Expires March 4, 2023

Lisa Brower
Notary Public

My Commission Expires: 3-8-2023