

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 18 09:15 AM NC Rev Stamp: \$ 0.00
Book: 4141 Page: 120 - 122 Fee: \$ 26.00
Instrument Number: 2022008044

HARNETT COUNTY TAX ID #
120545 0054 01

04-18-2022 BY: TC

**GENERAL WARRANTY DEED
TITLE NOT EXAMINED OR CERTIFIED BY PREPARER**

REVENUE: Gift Deed

File No.: CAM1345818

This instrument prepared by: Chris Salyer, licensed North Carolina attorney, Hutchens Law Firm LLP
Return to: Hutchens Law Firm LLP, 35 Plantation Drive, Suite 200, Cameron, NC 28326

Brief Legal Description: 5.82 acres more or less, Recombination Survey For: JOHN A. COATS, Jr. and wife CECIL L. COATS

NORTH CAROLINA
COUNTY OF HARNETT

THIS DEED made this 13th day of April, 2022, by and between

Grantor	Grantee
John A. Coats, Jr. and wife, Cecil L. Coats, whose address is 970 Creekview Lane, Linden NC 28356	Elizabeth Coats Neighbors, unmarried, whose address is 970 Creekview Lane, Linden NC 28356

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

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

or parcel of land situated in or near the City of Linden, Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract 2 consisting of 5.82 acres more or less After Recombination and being a Portion of: Deed Book 1679, Page 831, PIN: 0545-82-8625.000, PID: 120545 0054 01, as shown on a plat entitled, "Recombination Survey For: JOHN A. COATS, Jr. and wife CECIL L. COATS, recorded in Book 2022, Page 146, (Map Number 2022-146) Harnett County Registry, North Carolina.

Also conveyed herein is an easement for the right of ingress, egress, and regress, as well as any right to utilities, said easement being shown on the herein described plat as Creekview Lane being a 40' Private Drive.

The property hereinabove described was acquired by Grantor by Instrument recorded in **Book 1679 Page 931**, Harnett County Registry, North Carolina.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors

The property herein is is not the principal residence of the Grantors.

John A. Coats, Jr.
John A. Coats, Jr.
Cecil L. Coats
Cecil L. Coats

STATE OF NORTH CAROLINA

~~of~~ HARNETT COUNTY
CUMBERLAND

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: John A. Coats, Jr. and Cecil L. Coats

This the 13th day of April, 2022.

Cathy L Jenkins
Notary Public

My Commission Expires: 12/7/2026

