

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2016 Feb 17 10:29 AM NC Rev Stamp: \$ 782.00
Book: 3377 Page: 255 Fee: \$ 26.00
Instrument Number: 2016002095

HARNETT COUNTY TAX ID #
099564 0089 03

02-17-2016 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 782.00

Parcel Identifier No. 9565-20-9055.000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville, NC 28301

This instrument was prepared by: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville,

Brief description for the Index: LOT 3A,

THIS DEED made this 16th day of February, 2016, by and between

GRANTOR

GRANTEE

Showcase Construction Co.
5506 Yadkin Rd.
Fayetteville, NC 28303

Jeffrey A Maddox and wife, Alanna D Maddox
236 Hannah Lori Dr.
Cameron, NC 28326

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.

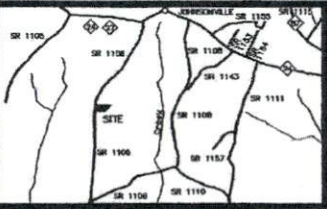
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Cameron, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 3A, containing 6.65 acres, more or less, a recombination of Lot 3 and 4A shown on plat survey entitled "Jeffrey A. Maddox and wife, Alanna D Maddox" prepared by Thomas J. Matthews Professional Land Surveyor, dated May 19, 2015, duly recorded in Map Book 2015, Page 151, Harnett County Registry, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3280 page 696.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2015 page 151.



VICINITY MAP

I further certify that the property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION
 I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described hereon and that I (we) hereby adopt this plan of a Planned Unit Development with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown hereon is within the subdivision regulation jurisdiction of Harnett County except:

(Date) PIN 0564-29-7891 PARCEL 099564 0089 05
 PIN 9565-20-9055 PARCEL 099564 0089 03

For Parcel ID Number
Jeffrey A. Maddox
Alanna D. Maddox
 (Owner)

STATE OF NORTH CAROLINA
 COUNTY OF HARNETT
 I, *Thomas J. Matthews*, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN IS WHICH IS BEING CERTIFICATION IS AFFIXED MEETS ALL SUBDIVISION REQUIREMENTS FOR RECORDING.
 DATE: 5-19-15
 REVIEW OFFICER
 DATE: 5-19-15

NORTH CAROLINA, HARNETT COUNTY
 Presented for registration on the 19 day of MAY, 2015, at 11:37:04, recorded in map number 2015-151
 By: *Angela D. McNeil Sen. Deputy*
 Kimberly S. Hargrave, Register of Deeds



LEGEND
 CL - CENTERLINE
 ECM - EXISTING CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 ERSK - EXISTING RAILROAD SPIKE
 ESI - EXISTING SOLID IRON
 SIS - SOLID IRON SET
 SRS - SET RAILROAD SPIKE
 T.D. TOTAL DISTANCE

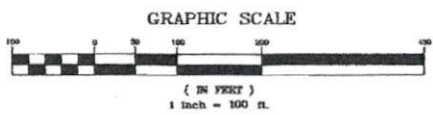
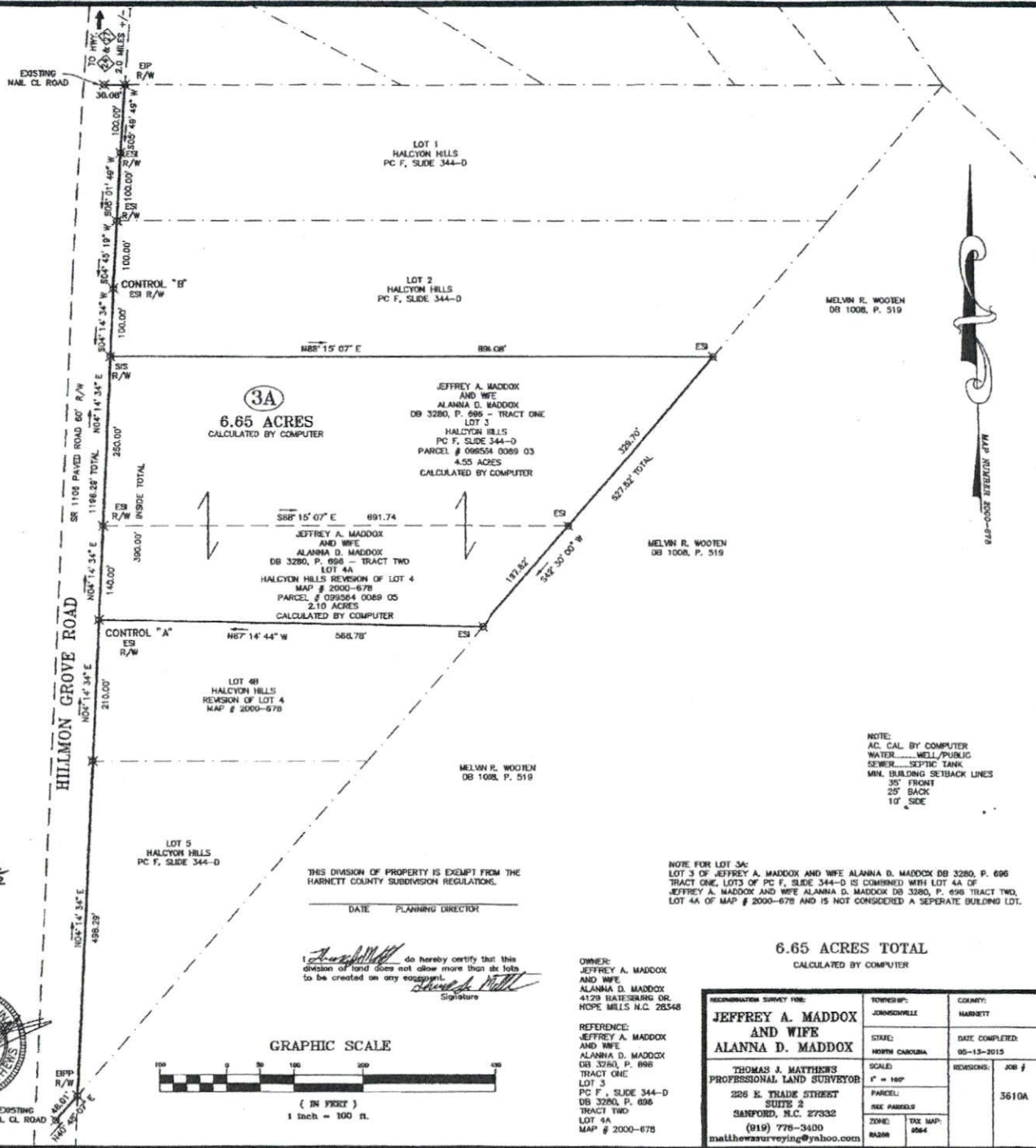
This division of property is exempt from the subdivision regulations within the Harnett County Unified Development Ordinance.
 DATE: 5-19-15

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

NOTE: THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS.

I, Thomas J. Matthews, certify that this plat was drawn under my supervision from an actual survey made under my supervision and description recorded in Book SEE PAGE MAP. That the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE PAGE MAP. That the ratio of precision as calculated is 1:10,000. That this plat was prepared in accordance with GS 47-30 as amended. WITNESS my original signature, registration number and seal this 13th day of MAY A.D. 2015.

Thomas J. Matthews
 LAND SURVEYOR
 PLS # L-1225



RECOMBINATION SURVEY FOR: JEFFREY A. MADDOX AND WIFE ALANNA D. MADDOX	TOWNSHIP: JOHNSVILLE	COUNTY: HARNETT
STATE: NORTH CAROLINA	DATE COMPLETED: 05-13-2015	
SCALE: 1" = 100'	REVISIONS:	JOB # 3610A
THOMAS J. MATTHEWS PROFESSIONAL LAND SURVEYOR 226 E. TRADE STREET SUITE 2 SANFORD, N.C. 27332 (919) 778-3400 matthewssurveying@yahoo.com	SEE PARCELS: ZONE: TAX MAP: BASED	

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: Restrictive covenants recorded in 2297, 622, and 1080, 178, Harnett County Registry.

Easements and Restrictions of record.

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

By: Showcase Construction Co. (Entity Name) Print/Type Name: _____ (SEAL)

Print/Type Name & Title: Michael J. Etowski, President Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

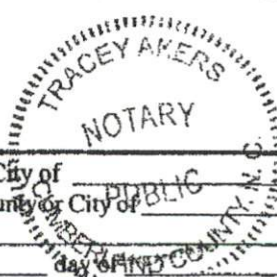
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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 North Carolina - County or City of Harnett
I, the undersigned Notary Public of the County or City of Cumberland and State aforesaid, certify that Michael J. Etowski personally came before me this day and acknowledged that he is the President of Showcase Construction Co., 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 16th day of February, 2016.

My Commission Expires: October 18, 2020 (Affix Seal) Tracey Akers 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 _____
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