

*Submitted for
recording 5/8/2020*

Excise Tax \$0.00

Recording Time, Book and Page

Mail after recording to **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

This instrument prepared by **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., 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.

Brief Description for the index: 3.00 acres – Map #2016-7

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of May, 2020 by and between

GRANTOR	GRANTEE
John Nicholas Schall, III and wife, Kimberly Lynch Schall 315 Flat Branch Run Broadway, NC 27505	Christina Marie Schall 2039 Cameron Rd Broadway, NC 27505

Enter in appropriate block for each party: name, 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 or parcel of land situated in Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of that 3.00 acre tract as shown on that certain map entitled "Survey For: Kazmer C. Pajor and Margaret Pajor", dated December 31, 2015, by Mickey R. Bennett, PLS and recorded in Map Number 2016, Page 7, Harnett County Registry.

This is the same 3.00 acre tract of land conveyed to John Nicholas Schall, III and wife, Kimberly Lynch Schall, by deed from Kazmer C. Pajor and wife, Betty West Pajor, dated January 12, 2016, and recorded in Book 3369, Page 691-692, Harnett County Registry.

The property hereinabove described was acquired by Grantors by deed recorded in **Deed Book 3369, Page 691, Harnett County Registry.**

A map showing the above described property is recorded at **Map Book 2016-7, Harnett County Registry.**

The above described property does does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

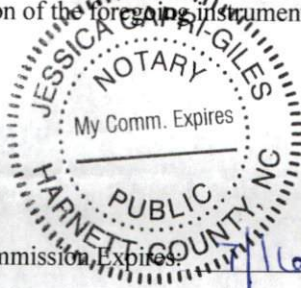
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

John Nicholas Schall III (SEAL)
John Nicholas Schall, III

Kimberly Lynch Schall (SEAL)
Kimberly Lynch Schall

NORTH CAROLINA, HARNETT COUNTY

I, Jessica Capri-Culer a Notary Public of the County and State aforesaid, certify that John Nicholas Schall, III and wife, Kimberly Lynch Schall, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of May, 2020.



Jessica Capri-Culer
Signature of Notary Public

Jessica Capri-Culer
Printed Name of Notary Public

My Commission Expires: 5/16/2024