

COPY

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by and after recording, mail to: Robert A. Frey, Parker and Frey, P.L.L.C. P.O. Box 971, Dunn, NC 28335.

EXCISE TAX: \$0.00

NO CLOSING
NO ESTATE ADVICE
NO TITLE EXAM
NO TAX ADVICE

Parcel Number: _____

Instrument Number: 2022009445

Brief Description for the Index: Lot 1, 3.85 acres as described in Survey of Minor Subdivision for Joe Jernigan, dated March 14, 2022.

THIS DEED, made this ____ day of _____, 2022, by and between

<u>Grantor(s):</u>	<u>Grantee(s):</u>
Johnny William Jernigan husband and wife, Connie B. Jernigan 2759 Bud Hawkins Dunn, North Carolina 28334	Joseph Earl Jernigan, husband, and Megan Nicole Jernigan (aka Megan Nicole Glenn), wife, as Tenants by the Entirety 2834 Bud Hawkins Road Dunn, North Carolina 28334

COPIES

The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine as required by context.

WITNESSETH:

That the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all of that certain lot or parcel of land situated near the City of Dunn, Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

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

Being all of the property described as Lot 1, 3.85 acres as described in Survey of Minor Subdivision for Joe Jernigan, dated March 14, 2022, performed by surveyor James Lonnie Peacock, PLS.

Being the lot recorded in Plat Book 2022, Page 202 on May 4, 2022. This lot originates from, and is a portion of the lot described in a Deed recorded in Deed Book 3564, page 479, and Plat recorded in Plat Book 2017, page 321, Harnett County Registry, owned by Johnny William Jernigan and Connie B. Jernigan.

A map showing the above-described property is attached to this deed as **Exhibit A**, and hereby incorporated by reference as if set forth verbatim herein.

This is a Deed of Gift.

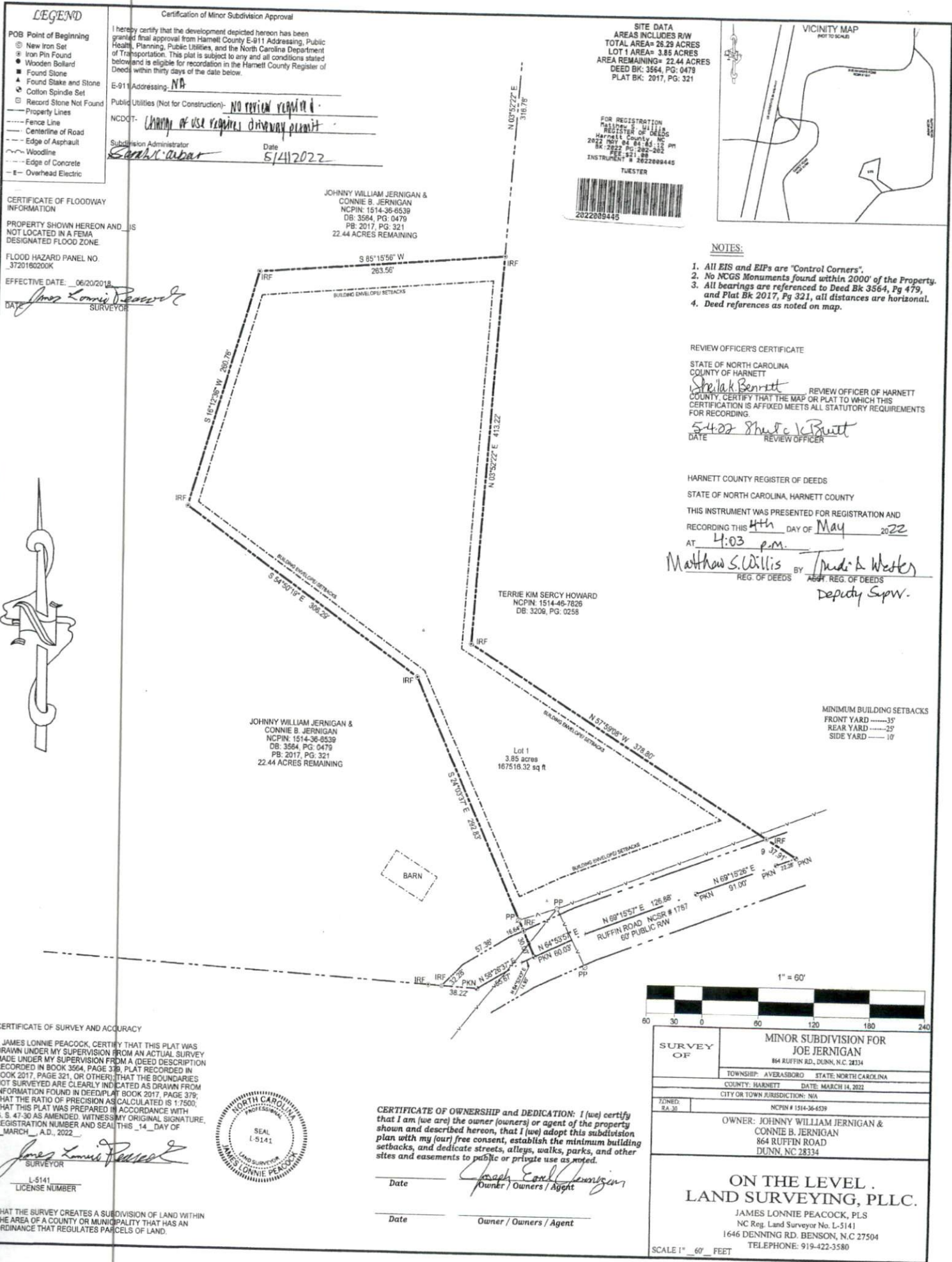
TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee(s) in fee simple.

And the Grantor(s) covenant with the Grantee(s), that Grantor(s) are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

- a. General utility easements for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.

Exhibit A



LEGEND

POB Point of Beginning

- ⊙ New Iron Set
- Iron Pin Found
- ⊙ Wooden Bolland
- Found Stone
- ▲ Found Stake and Stone
- ⊙ Cotton Spindle Set
- ⊙ Record Stone Not Found
- Property Lines
- Fence Line
- Centerline of Road
- Edge of Asphalt
- Woodline
- Edge of Concrete
- Overhead Electric

Certification of Minor Subdivision Approval

I hereby certify that the development depicted hereon has been granted final approval from Harnett County E-911 Addressing, Public Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-911 Addressing: NA

Public Utilities (Not for Construction): NO REVIEW REQUIRED

NCDOT: WARNING OF USE REQUIRES DRIVEWAY PERMIT

Subdivision Administrator: Sarah Abar Date: 5/4/2022

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON AND IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720180200K

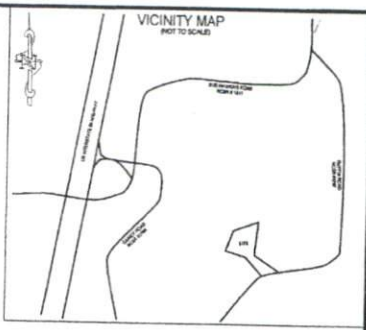
EFFECTIVE DATE: 06/20/2018

DATE: James Lonnie Peacock SURVEYOR

JOHNNY WILLIAM JERNIGAN & CONNIE B. JERNIGAN
 NCPIN: 1514-36-6539
 DB: 3584, PG: 0479
 PB: 2017, PG: 321
 22.44 ACRES REMAINING

SITE DATA

AREAS INCLUDES R/W
 TOTAL AREA= 28.29 ACRES
 LOT 1 AREA= 3.85 ACRES
 AREA REMAINING= 22.44 ACRES
 DEED BK: 3564, PG: 0479
 PLAT BK: 2017, PG: 321



FOR REGISTRATION
 HARNETT COUNTY REGISTER OF DEEDS
 HARNETT COUNTY, NC
 2022 MAY 04 04:03 PM
 BK: 3584 PG: 0479-202
 PEE: 521.99
 INSTRUMENT # 2022009445
 TWEETER

2022009445

- NOTES:**
1. All EIS and EIPs are "Control Corners".
 2. No NCGS Monuments found within 2000' of the Property.
 3. All bearings are referenced to Deed Bk 3564, Pg 479, and Plat Bk 2017, Pg 321, all distances are horizontal.
 4. Deed references as noted on map.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF HARNETT

Sarah Bennett REVIEW OFFICER OF HARNETT COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 5-4-22 REVIEW OFFICER: Matthew S. Willis

HARNETT COUNTY REGISTER OF DEEDS
 STATE OF NORTH CAROLINA, HARNETT COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 4th DAY OF May 2022 AT 4:03 p.m.

Matthew S. Willis BY Trudi A. Webster
 REG. OF DEEDS ASST. REG. OF DEEDS
Deputy Supv.

MINIMUM BUILDING SETBACKS

FRONT YARD -----35'
 REAR YARD -----25'
 SIDE YARD -----10'



CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 3564, PAGE 318, PLAT RECORDED IN BOOK 2017, PAGE 321, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED PLAT BOOK 2017, PAGE 379; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7500; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14 DAY OF MARCH, A.D., 2022.

James Lonnie Peacock
 SURVEYOR
 L-5141
 LICENSE NUMBER



CERTIFICATE OF OWNERSHIP and DEDICATION: I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Date: _____ Owner / Owners / Agent: Johnny William Jernigan

Date: _____ Owner / Owners / Agent: _____

1" = 60'

SURVEY OF

MINOR SUBDIVISION FOR
JOE JERNIGAN
 864 RUFFIN RD., DUNN, N.C. 28334

TOWNSHIP: AVERASBORO STATE: NORTH CAROLINA
 COUNTY: HARNETT DATE: MARCH 14, 2022
 CITY OR TOWN JURISDICTION: N/A

OWNER: JOHNNY WILLIAM JERNIGAN & CONNIE B. JERNIGAN
 864 RUFFIN ROAD
 DUNN, NC 28334

ON THE LEVEL . LAND SURVEYING, PLLC.
 JAMES LONNIE PEACOCK, PLS
 NC Reg. Land Surveyor No. L-5141
 1646 DENNING RD. BENSON, N.C. 27504
 TELEPHONE: 919-422-3580

SCALE 1" = 60' FEET

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals the day and year first above written.

Johnny William Jernigan (SEAL)
Johnny William Jernigan (Grantor)

Connie B. Jernigan (SEAL)
Connie B. Jernigan (Grantor)

NORTH CAROLINA

Harnett COUNTY

I, Amanda P. Hall, a Notary Public for Wake County, State of North Carolina, do hereby certify that Johnny William Jernigan and Connie B. Jernigan, and _____, appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 9th day of May, 2022.

AMANDA P. HALL
Notary Public, North Carolina
Wake County
My Commission Expires
August 28, 2024

Amanda P. Hall
Notary Public

My Commission Expires: August 28, 2024