

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 06 03:44 PM NC Rev Stamp: \$ 576.00
Book: 4137 Page: 277 - 278 Fee: \$ 26.00
Instrument Number: 2022007311

HARNETT COUNTY TAX ID #
03958518 0488

04-06-2022 BY: TC

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

REVENUE: \$576.00

PARCEL ID: 03958518 0488

PREPARED BY:
Hutchens Law Firm LLP
130 Turner Street, Suite C
Southern Pines, NC 28387

RETURN TO:
Sanford Law Group
1410 Elm Street, PO Box 1045
Sanford, NC 27330-1045

File No.: CAM1345342

This instrument prepared by: Emily Price, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 488, Block "R", Carolina Lakes, Phase 6

**NORTH CAROLINA
COUNTY OF HARNETT**

THIS DEED made this 05th day of April, 2022, by and between

Grantor	Grantee
Anthony J. Degel, unmarried, whose address is 223 Mill Creek Road, Sheridan, MT 59749	William R. Eppell and Rosemary Eppell, whose address is 57 Maplewood Drive, Sanford, NC 27332

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.

Submitted electronically by "Harrington Gilleland Winstead Feindel & Lucas, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 or near the City of Sanford, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot Number 488, Block 'R' in a subdivision known as Carolina Lakes, Phase 6 and the same being duly recorded in Plat Cabinet D, Slide 57C, Harnett County Registry, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3642, Page 917, 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 X is is not the principal residence of the Grantors.

[Signature]
Anthony J. Degel

STATE OF 10 USC
1044a COUNTY

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: Anthony J. Degel

This the 5th day of April, 2022.

[Signature]
Notary Public

My Commission Expires: 10 USC 1044a

