

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Dec 03 01:04 PM NC Rev Stamp: \$ 1421.00  
Book: 4084 Page: 503 - 504 Fee: \$ 26.00  
Instrument Number: 2021028494

HARNETT COUNTY TAX ID #  
050635 0058 14

12-03-2021 BY: ED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,421.00  
Mail/Return to: Grantee  
Prepared by: Nicholls & Crampton, PA (FTN)  
Brief description for the Index: 465 Fieldstone Drive, Holly Springs, NC

Parcel ID No.: 050635 0058 14

THIS DEED made this 2<sup>nd</sup> day of December, 2021, by and between

GRANTOR	GRANTEE
<b>KENNETH ROY BOWEN and wife, KAREN ELIZABETH THOMAS</b>  <b>261 HOBBY ROAD HOLLY SPRINGS, NC 27540</b>	<b>CHARLES P. JENKINS and wife, SHEILA P. JENKINS</b>  <b>465 FIELDSTONE DRIVE HOLLY SPRINGS, NC 27540</b>
<small>The designation of "Grantor" and "Grantee" shall include said parties and their heirs, successor and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.)</small>	

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of real property (hereinafter the "Real Property"), located in the Town of Holly Springs, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lot 12, Fieldstone Farms Subdivision, Phase 2, as the same is shown on that map recorded in Map Book 2005, Page 419, and as re-recorded in Map Book 2006, Page 353, Harnett County Registry, to which map reference is to be made for a more complete and accurate description.

TO HAVE AND TO HOLD the Real Property unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the exceptions and reservations hereinafter provided.

And Grantor warrants with Grantee that Grantor is seized of the Real Property in fee simple, has the right to convey the same in fee simple, that title to the Real Property is marketable and free and clear of all encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever, except for the following exceptions and reservations: (i) ad valorem taxes for 2022 and thereafter, (ii) all restrictive covenants, easements, maintenance agreements, building and zoning laws, ordinances, rights of way and other matters of record affecting title to the Real Property; and, (iii) matters shown on the herein referenced plat.

The Real Property includes the primary residence of Grantor.

The Real Property was acquired by Grantor by deed recorded in Book 2343, Page 629, Harnett County Register of Deeds.

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

Kenneth Roy Bowen  
KENNETH ROY BOWEN  
Karen Elizabeth Thomas  
KAREN ELIZABETH THOMAS

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, a Notary Public of County and State aforesaid, certify that the following persons personally appeared before me this day, and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: KENNETH ROY BOWEN and wife, KAREN ELIZABETH THOMAS.

Date: December 2<sup>nd</sup>, 2021  
(Official Seal)

Lillian B. Whorton  
Notary Public: Lillian B. Whorton  
My commission expires: 4/25/2024

