

Matthew S. Willis Register of Deeds
Harnett County, NC

Electronically Recorded

05/12/2022 10:40:31 AM

NC Rev Stamp: \$1,900.00

Book: 4150 Page: 1510 - 1513 (4) Fee: \$26.00

Instrument Number: 2022100310

HARNETT COUNTY TAX ID #
130612 0022 & OTHERS

05-12-2022 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,900.00

Parcel Identifier No. 0612-80-8284,0611-89-4976, 0612-91-1084, 0612-80-2794, 0611-79-7139

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Gene Davis Law, PLLC, 3739 National Drive, Suite 105, Raleigh, NC 27612 _____

This instrument was prepared by: Gene Davis Law, PLLC, 3739 National Drive, Suite 105, Raleigh, NC 2712 _____

Brief description for the Index: _____

THIS DEED made this 10th day of May 2022, by and between

GRANTOR

GRANTEE

**Steven F. Kuekes and spouse,
Rebekah Kuekes**
4245 Brookwater Place
Apex, NC 27502

**Golden Bear Ranch LLC,
a NC limited liability company**
Mailing Address:
516 East Franklin Street
Chapel Hill, NC 27514

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 Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1461, Page 398 and Book 1841, Page 441, Harnett County Registry.

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

A map showing the above-described property is recorded in Map Book 2001, Page 37 and Map Book 2003, Page 969, Harnett County Registry.

submitted electronically by "Gene Davis Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

Applicable Easements and Restrictions of record.
Ad valorem real property taxes for the current year.

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

GRANTOR:

[Signature] (SEAL)
Steven F. Kuekes

[Signature] (SEAL)
Rebekah Kuekes

State of North Carolina, County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Steven F. Kuekes and Rebekah Kuekes 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 10th day of May 2022.

[Signature]
Notary Public

My Commission Expires: 5/22/2024
(Affix Seal)

Rodney Eugene Davis, Jr.
Notary's Printed or Typed Name

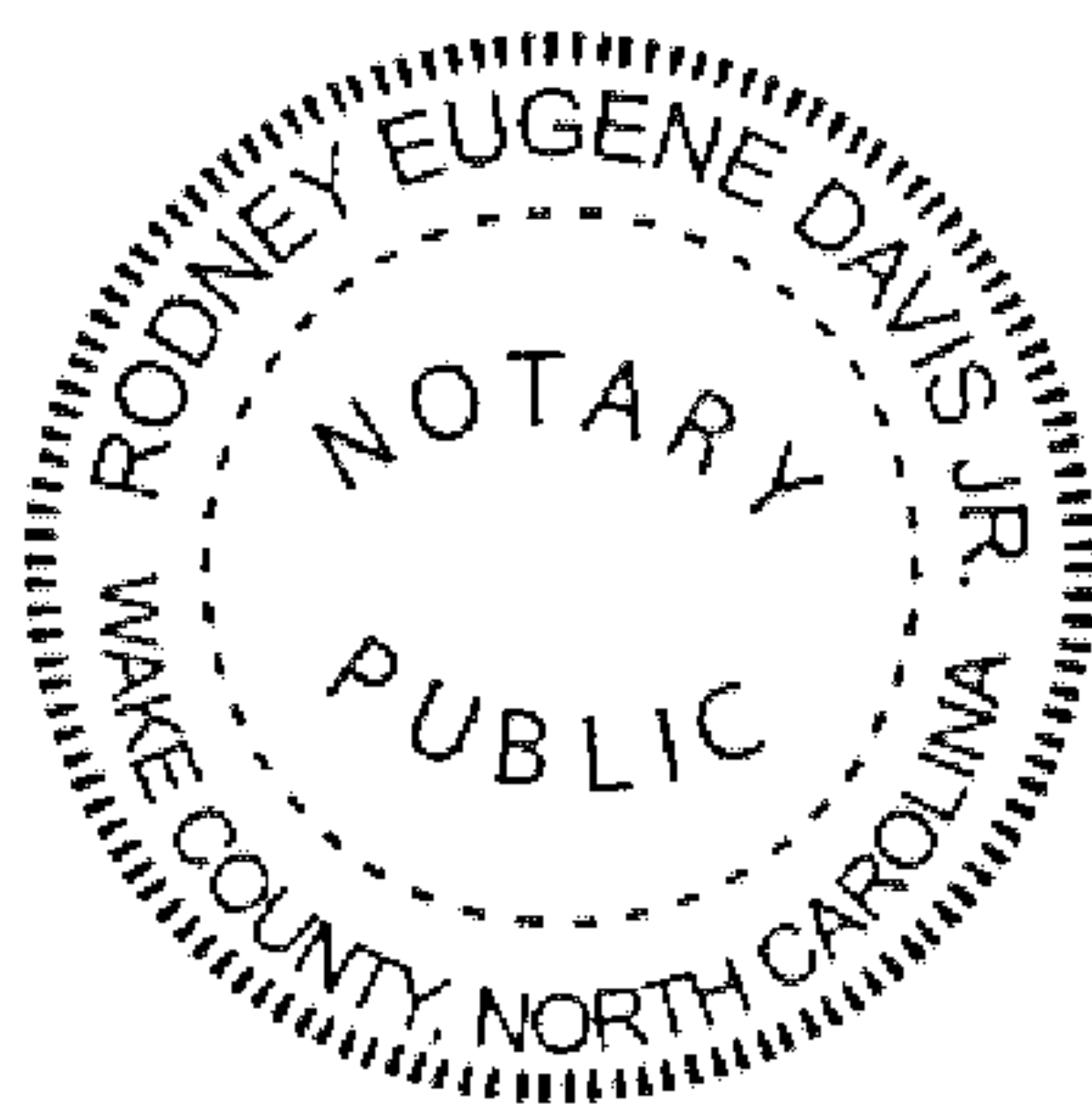


EXHIBIT A**TRACT 1:**

BEING all of 90.43 acres as shown on that map entitled "Boundary Survey For: Steven F. Kuekes and Barbara O. Kuekes" as prepared by Farmer Professional Land Surveys and dated September 16, 2003 with said map being recorded as Map Number 2003-969, Harnett County Registry.

Also conveyed herewith are all rights to that 60, easement of ingress and egress as recorded in Deed Book 664, Page 615, Harnett County Registry.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an inspection of the land.

See Estate File 03 E 358 (Harnett County), Estate File 97 E 1271 (Wake County), and Deed Book 525, Page 237 (Harnett County Registry).

TRACT 2:

BEGINNING at an iron stake located North 69 degrees 15 minutes East 450 feet from the southwesternmost corner of Tract #4, said beginning also being the northwesternmost corner of Tract #6, as shown on map entitled "Property of ATCO Corporation" dated 12-20-80, prepared by Jerry B Maddox, R.L.S., recorded in Plat Cabinet #1, Slide 184, Harnett County Registry and running thence from said beginning North 69 degrees 15 minutes East 590 feet to an iron stake, thence South 5 degrees 42 minutes East 285 feet to a point in the center of Camel's (or Campbell's) Creek, then as the following courses and distances of said creek: South 29 degrees 41 minutes West 139 feet to a point, South 67 degrees 52 minutes West 166 feet to a point, South 49 degrees 56 minutes West 203 35 feet to a point; thence leaving said center running North 27 degrees 27 minutes West 438 feet to the point of BEGINNING, containing 4.43 acres, more or less, and being that portion of Tract #6 lying North of Camel's (or Campbell's) Creek

The above referred property is conveyed subject to Declaration of Restrictions recorded in Book 727, Pages 532-533, Harnett County Registry and with a thirty (30) foot egress and ingress easement with fifteen (15) feet on each side of the center of the road

TRACT 3:

BEGINNING at an iron stake, said beginning being the northwest corner of Tract 7 as shown on map entitled "Survey for Atco Corporation" prepared by Jerry B. Maddox, R.L.S., dated December 20th, 1980, and recorded in Plat Cabinet 1, Slide 184, Harnett County Registry and running thence North 69 degrees 15 minutes East 450 feet to an iron stake (common corner of Tracts 7 and 6), thence South 27 degrees 27 minutes East 438.0 feet to a point in the center of Camel's Creek (formerly Campbell Creek); thence as said center of Camel's Creek the following courses and distances, South 62 degrees West 92.2 feet, North 83 degrees 28 minutes West 45 feet, North 69 degrees 04 minutes West 76 feet, South 35 degrees 20 minutes West 138 feet and South 40 degrees 49 minutes West 206 feet to a point in the westernmost line of Tract 7, thence North 22 degrees 43 minutes West 550 feet to the point of beginning, containing 4.86 acres, more or less and being all that portion of Tract 7 located north of Camel's Creek

TRACT 4:

BEGINNING at an iron stake, said beginning being the northeasternmost corner of Lot 3 and a common corner with said Lot 3 and Lot 4 as shown on map hereinafter referred and running thence North 22 degrees 57 minutes West 698 00 feet to a lightwood stake, thence South 81 degrees 37 minutes West 371 84 feet to a lightwood stake and iron; thence South 81 degrees 29 minutes West 698 50 feet to a point (a new corner); thence South 22 degrees 35 minutes East 925 70 feet to a point (a new corner), thence along the western lines of Lots 6, 5, and 3, North 69 degrees 15 minutes East 1043 0 feet to the point of BEGINNING, containing 19.4 acres, more or less and being a portion of Lot 4 as shown on map entitled "Property of Atco Corporation" (Ravenwood Subdivision) dated 12-20-80, prepared by Jerry B Maddox, R.L.S and recorded in Plat Cabinet 1, Slide 184, Harnett County Registry.

TRACT 5:

BEGINNING at an iron stake, said beginning point being the northwest corner of Lot No 7 and common corner with Lot No 4 as shown on map hereinafter referred and running thence North 22 degrees 43 minutes West 815.25 feet to an iron stake; thence North 22 degrees 02 minutes West 297 0 feet to an iron stake; thence North 81 degrees 29 minutes East 880 0 feet to an iron stake (a new corner), thence South 22 degrees 35 minutes West 925.70 feet to an iron stake, thence South 69 degrees 15 minutes West 855.0 feet to the point of beginning, containing 20.0 acres, more or less and being a portion of Lot No 4 as shown on map entitled "Property of Atco Corporation" dated 12-20-89, prepared by Jerry B Maddox, R.L.S. and recorded in Plat Cabinet 1, Slide 184, Hamett County Registry

EASEMENT

BEGINNING at a point in the center of SR 1266, also known as Hicks Road, said point begin North 78 degrees 10 minutes East, 30 feet from the Northeast corner of the W R Douglas land, and running thence South 18 degrees 45 minutes East 71 85 feet; South 70 degrees 49 minutes East 127 03 feet, South 38 degrees 22 minutes East 407.70 feet; thence South 5 degrees 36 minutes 30 seconds West, 565.30 feet; thence South 21 degrees 57 minutes 30 seconds East, 445 23 feet to a point in the Stephenson line; thence North 88 degrees 08 minutes East, 236 22 feet to the line of the 20-acre tract of the parties of the second part