

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2014 MAY 20 11:53:37 AM
BK:3215 PG:721-723
FEE:\$26.00
INSTRUMENT # 2014006586

TWESTER

HARNETT COUNTY TAX ID#

000033 001310
050633 001311



2014006586

512-14 BY JB

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No: 05-0633-0013-10 & 05-0633-0013-11

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

By: _____

Mail/Box to: Walker Lambe Rhudy Costley & Gill, PLLC, PO Box 51549, Durham, NC 27717

This instrument was prepared by: Kelly J. Mackay, Attorney, Walker Lambe Rhudy Costley & Gill, PLLC
Post Office Box 51549, Durham, NC 27717
(WITHOUT BENEFIT OF TITLE EXAMINATION)

Brief description for the Index: Lot 11 & 12, Regal Crest Subdivision

THIS DEED made this 22nd day of April, 2014, by and between

GRANTOR

GRANTEE

**CARL E. WILSON and wife,
BARBARA K. WILSON**

**CARL EMERSON WILSON AND BARBARA
RUTH KECK WILSON TRUSTEES, OR THEIR
SUCCESSOR(S) IN TRUST, UNDER THE CARL
AND BARBARA WILSON REVOCABLE TRUST,
u/a/d April 23, 2014, or any amendments thereto**

136 Regal Crest Drive
Fuquay-Varina, NC 27526

136 Regal Crest Drive
Fuquay-Varina, NC 27526

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 of that certain lot or parcel of land situated in Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2746, Page 378 and Book 3111, Page 52.

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

A map showing the above described property is recorded in Map Book 2008, Page 664 and Map Book 2012, Page 461.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. All recorded restrictions, easements, encumbrances and rights of way affecting the property.
2. Ad valorem taxes for the year 2014 and for subsequent years.

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

Carl E. Wilson (SEAL)
CARL E. WILSON

Barbara K. Wilson (SEAL)
BARBARA K. WILSON

State of North Carolina - County of Johnston

I, Letha Sgritta McDowell a notary public of the county of Wake and state aforesaid, certify that **Carl E. Wilson and wife, Barbara K. Wilson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal this 23rd day of April, 2014.

Letha Sgritta McDowell
 Notary Public

My Commission Expires: 8-26-2018

Letha Sgritta McDowell
 Notary's Printed or Typed Name

(Affix Seal)

| |
|---|
| <p>LETHA SGRITTA McDOWELL Notary Public Wake County, NC My Commission Expires Aug. 26, 2018</p> |
|---|

EXHIBIT A

TRACT 1: Lot 11, 2.65 acres (PIN: 05-0633-0013-10)

BEING all of Lot 11, containing 2.65 acres, more or less, as shown upon that certain map entitled, "Survey For: Regal Crest Subdivision" prepared by Bennett Surveys, Inc., dated June 2, 2008, revised July 15, 2008, and recorded in Map #2008-664, Harnett County Registry, reference to which is hereby made for greater certainty of description.

TRACT 2: Lot 12, 2.70 acres (PIN: 05-0633-0013-11)

BEING all of Lot 12, containing 2.70 acres, more or less, as shown upon that certain recombination map for Lots 12 & 13 entitled, "Survey For: Regal Crest Subdivision" prepared by Bennett Surveys, Inc., revised August 20, 2012, and recorded in Map #2012-461, Harnett County Registry, reference to which is hereby made for greater certainty of description.