



2004002563

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2004 FEB 13 03:49:26 PM  
BK: 1890 PG: 218-220 FEE: \$17.00  
NC REV STAMP: \$252.00  
INSTRUMENT # 2004002563

HARNETT COUNTY TAX I.D.#	
04-0663-0154-04	
2-13-04	BY: <i>[Signature]</i>

Excise Tax: \$252.00

Recording Time, Book & Page

BRIEF DESCRIPTION: Lot 1, Twin Oak Estates Subdivision

Hold for: Adams & Howell, P.A.  
728 N. Raleigh St. Ste. B1  
Angier, NC 27501

Parcel Identification No.: 040663 0154 04

Prepared By: S. Todd Adams, Attorney at Law

### NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED is made this 13<sup>th</sup> day of February, 2004 by and between BRENT DAMERY (separated), whose address is 262 Blue Grass Court, Angier, NC 27501, and STEPHANIE DAMERY (separated), whose address is PO Box 385; Angier, NC 27501 party(ies) of the first part, hereinafter referred to as the Grantor(s); and ASHLEY B. REID and wife, BRENDA S. REID, whose address is 18 Twin Oak Drive; Angier, NC 27501, party(ies) of the second part, hereinafter referred to as the Grantee(s).

#### WITNESSETH:

WHEREAS Grantor(s) for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantee in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Black River Township, Harnett County, North Carolina, and more particularly described as follows:

**BEING all of Lot 1 of Twin Oak Estates Subdivision as shown on plat map recorded in Plat Cabinet "C", Slide 164-A, 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 accurate survey and inspection of the land.**

**This property is conveyed subject to all of those terms and conditions set forth in those restrictive covenants recorded in Deed Book 838, Page 135; Deed Book 878, Page 197; and Deed Book 910, Page 709, Harnett County Registry which are by reference incorporated herein and made part of this conveyance.**

**This conveyance is expressly made subject to the lien created by all the Grantors' real 2004 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.**

**See Deed Book 1494, Page 256.**


TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees in fee simple, their heirs, successors and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantors, parties of the first part, covenant to and with said Grantees, parties of the second part, their heirs, successors, administrators and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantees in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that themselves and their heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantees, their heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal.

GRANTORS


  
\_\_\_\_\_(SEAL)  
Brent Damery

  
\_\_\_\_\_(SEAL)  
Stephanie Damery

STATE OF NORTH CAROLINA  
COUNTY OF WATAUGA

I, Christina A Sealey, a Notary Public, do hereby certify that Brent Damery and Stephanie Damery personally appeared before me this date, and being duly sworn, executed the foregoing instrument.

Witness my hand and official seal, this the 13<sup>th</sup> day of February, 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 03/08/2004





KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

.....  
Filed For Registration: 02/13/2004 03:49:26 PM  
Book: RE 1890 Page: 218-220  
Document No.: 2004002563  
DEED 3 PGS \$17.00  
NC REAL ESTATE EXCISE TAX: \$252.00  
Recorder: TRACY B TAYLOR

.....  
State of North Carolina, County of Harnett

The foregoing certificate of CHRISTINA A. SEALEY Notary is certified to be correct. This 13TH of February 2004

KIMBERLY S. HARGROVE, REGISTER OF DEEDS

By:   
Deputy/Assistant Register of Deeds

.....  
**DO NOT DISCARD**



2004002563