

B3525 - P499

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2017 Jul 24 01:07 PM NC Rev Stamp: \$ 90.00
Book: 3525 Page: 499 - 501 Fee: \$ 26.00
Instrument Number: 2017010848

HARNETT COUNTY TAX ID #
071600 0262

07-24-2017 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 90.00

Parcel Identifier No. 071600 0262 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Law Offices of Karen Donaldson, PLLC, 102-C Commonwealth Court, Cary, NC 27511

This instrument was prepared by: Law Offices of Karen Donaldson, PLLC, 102-C Commonwealth Court, Cary, NC 27511

Brief description for the Index: TRACT 2, 5.205 ACRES

THIS DEED made this 19th day of July, 2017, by and between

GRANTOR

Beverly L. Stephenson and husband,
Cecil W. Stephenson
680 Maple Road
Angier, NC 27501

GRANTEE

Taylor A. Blake and wife,
Meredith E. Blake
0 Ebenezer Church Road
Coats, NC 27521
Mailing Address: 300 Grace Road
Benson, NC 27504

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 the City of Coats, Grove Township, Harnett County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" Legal Description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3371 page 342.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2016 page 256.

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:

Easement(s) and Restriction(s) of record.
2017 Ad Valorem Taxes.

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

By: _____ (Entity Name) Beverly L. Stephenson (SEAL)
 Print/Type Name: Beverly L. Stephenson

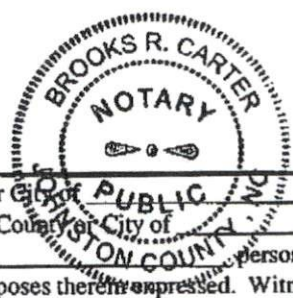
By: _____ Cecil W. Stephenson (SEAL)
 Print/Type Name: Cecil W. Stephenson

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Wake
 I, the undersigned Notary Public of the County or City of Jemston and State aforesaid, certify that Beverly L. Stephenson and husband, Cecil W. Stephenson 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 19th day of July, 2017.

My Commission Expires: 06/09/2020
(Affix Seal)



Brooks R. Carter
 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name