

HARNETT COUNTY TAX ID #
08065401 0090 37

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Oct 22 01:15 PM NC Rev Stamp: \$ 610.00
Book: 4064 Page: 357 - 358 Fee: \$ 26.00
Instrument Number: 2021024947

10-22-2021 BY: SB

Excise Tax: \$610.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel No.: 08065401 0090 37
Prepared By: The Law Office of Jonathan Richardson, PLLC
Return To: Gary W. Nolder and spouse Patricia A. Nolder

Brief Description for the Index:

Lot 148, Avery Pond, Ph. IIID

THIS DEED made this 22 day of October, 2021, by and between

GRANTOR	GRANTEE
<p>David Hamblen and spouse, Diane Hamblen 2 Keystone Dr Freeport, ME 04032</p>	<p>Gary W. Nolder and spouse Patricia A. Nolder 62 Waterville Way Fuquay Varina, NC 27526</p>

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 or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 148, Avery Pond Subdivision Phase IIID, as set out and shown on plat of survey recorded in Map Number 2019, Pages 417-419, in the office of the Harnett County Register of Deeds, reference to which is hereby made for a more complete and accurate description

PROPERTY ADDRESS:
62 Waterville Way
Fuquay Varina, NC 27526

PARCEL ID: 08065401 0090 37

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 except for the exceptions hereinafter stated.

submitted electronically by "Law Offices of Jonathan Richardson"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at Book 3871, Page 834 of the Harnett County Registry.

Subject to ad valorem taxes for current and subsequent years;
Subject to all valid covenants, declarations, easements and rights of way of record.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

David Hamblen (SEAL)
David Hamblen

Diane Hamblen (SEAL)
Diane Hamblen

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, JONATHAN RICHARDSON the undersigned, a Notary Public for Wake County, certify that David Hamblen and Diane Hamblen personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 22 day of October, 2018.

Jonathan Richardson
Notary Public
My Commission expires: 9 May 2024

[OFFICIAL SEAL]

