

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 09/19/2022 02:53:57 PM NC Rev Stamp: \$0.00
 Book: 4167 Page: 1242 - 1243 (2) Fee: \$26.00
 Instrument Number: 2022109798

HARNETT COUNTY TAX ID #
 071601 0047 03

09-19-2022 BY: AG

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	NONE
Parcel ID:	071601 0047 03
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	Lot 1, Map Number 2022 - 477

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19th day of September, 2022, by and between:

GRANTOR	GRANTEE
FAW REALTY, LLC A North Carolina limited liability company 7000 Starchase Lane Fuquay-Varina, NC 27526	AMBER L. FAW, an unmarried person 7000 Starchase Lane Fuquay-Varina, NC 27526

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, GROVE Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

BEING all of New "Lot 1" as shown on that plat entitled "Abattoir Rd Recombination Plat" and recorded in Map Number 2022, page 477, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Property Address: 3330 Abattoir Rd., Angier, NC 27501

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4118 page 39.
 All or a portion of the Property includes or does not include the primary residence of a Grantor.
 A map showing the Property is recorded in Plat Book 2022 page 477.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. All easements, covenants, restrictions and right of ways of record;
- 2. 2022 ad valorem taxes;
- 3. All matters as shown in Map Number 2022, page 477, Harnett County Registry;
- 4. Right of way of Abattoir Road.
- 5. Subject to that New 50.0' access easement as shown in in Map Number 2022, page 477, Harnett County Registry;
- 6. Subject to that Deed of Trust recorded in Book 4118, page 43, Harnett County Registry.

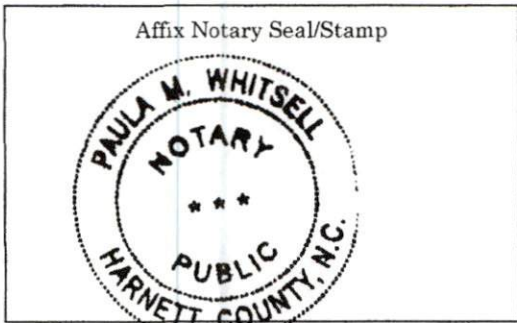
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

FAW REALTY, LLC

By: Sherry L. Faw
Name: SHERRY/L. FAW
Title: MEMBER/MANAGER

STATE OF NC, COUNTY OF Wake

I Paula M. Whitsell, a Notary Public, do hereby certify that the following person(s) personally appeared before me on the 19th day of September 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):
SHERRY L. FAW



Paula M. Whitsell
Notary Public (Official Signature)
My commission expires: 13 AUG 2023