

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2017 Apr 28 03:44 PM NC Rev Stamp: \$ 580.00
Book: 3500 Page: 543 - 545 Fee: \$ 26.00
Instrument Number: 2017006158

HARNETT COUNTY TAX ID #
03958520 0040

04-28-2017 BY: SB

GENERAL WARRANTY DEED

REVENUE: **\$580.00**

PARCEL ID: **039585200040**

PREPARED BY AND RETURN TO:
Hutchens Law Firm

File no. 1209476

PO Box 2505, Fayetteville, NC 28302

This instrument prepared by: Wendy H. Hughes, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: LOT 40, BLK T, PH VIII,

NORTH CAROLINA

COUNTY OF HARNETT

THIS DEED made this 26, day of April, 2017, by and between

Alfred McMillan and wife, Amy McMillan
whose address is
36 Prestige Drive, Cameron, NC 28326
hereinafter called Grantor,

and

Quincy T. Ruffin and wife, Antoinette S. Ruffin
whose address is
306 Skycroft Drive, Sanford, NC 27332
hereinafter called Grantee;

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 or near the City of Sanford, **Harnett** County, North Carolina and more particularly described as follows:

Being all of Lot 40, as shown on a plat entitled Carolina Lakes, Phase VIII, Block T (Lakeside Manor), Barbecue Township, Harnett County, North Carolina duly recorded in Map Book 2008, Pages 87-93, Harnett County Registry and also shown in Map Book 2008, Pages 895-897, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 2889, Page 889, Harnett** County Registry, North Carolina.

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.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein is is not the principal residence of the Grantors.

[Signature] (SEAL)
Alfred McMillan

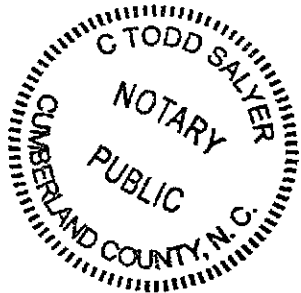
[Signature] (SEAL)
Amy McMillan

STATE OF NORTH CAROLINA

HARNETT COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Alfred McMillan and wife, Amy McMillan**

This the 26 day of April, 2017.



[Signature]
Notary

My Commission expires: 9/25/17