

HARNETT COUNTY TAX ID #
01-0514-0160

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jun 09 03:36 PM NC Rev Stamp: \$ 60.00
Book: 3996 Page: 734 - 735 Fee: \$ 26.00
Instrument Number: 2021013268

06-09-2021 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$60.00

Parcel Identifier Nos. 01-0514-0160 Verified by _____ County on the ____ day of _____, 2021
By: _____

Mail after recording to: Levinson Law Firm, P.A. P.O. Box 117 Benson, NC 27504

This instrument was prepared by: James R. Levinson, Esq.

Brief description for the Index: Lot 17, Block D, Sec 1, Twin Lakes S/D

THIS DEED made this 9th day of June, 2021, by and between

GRANTOR

GRANTEE

Buddy Rhodes and wife, Patricia Rhodes
586 Rainey Drive
Spring Lake, NC 28390

Sally Ann Dawidko, Widow and son, Robben
Kadish, Married, as joint tenants with right
of survivorship
429 Highgrove Drive
Spring Lake, NC 28390

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 Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

LOT 17, Block "D" Section 1 of Twin Lakes Subdivision as shown by map or plat duly recorded in the office of the Register of Deeds of Harnett County in Plat Book 7, Page 119.

Subject to all easements and restrictions of record, if any.

The property hereinabove described was acquired by Grantor in Book 1977 at Pages 81 Harnett County Registry.

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

A map showing the above described property is recorded in Plat Book 7 at Page(s) 119, Harnett County Registry.

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 Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

- 1. 2021 and subsequent years ad valorem tax.
- 2. Right of Way for Rainey Drive, Spring Lake, NC.
- 3. Usual highway, telephone and utility easement of record.

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

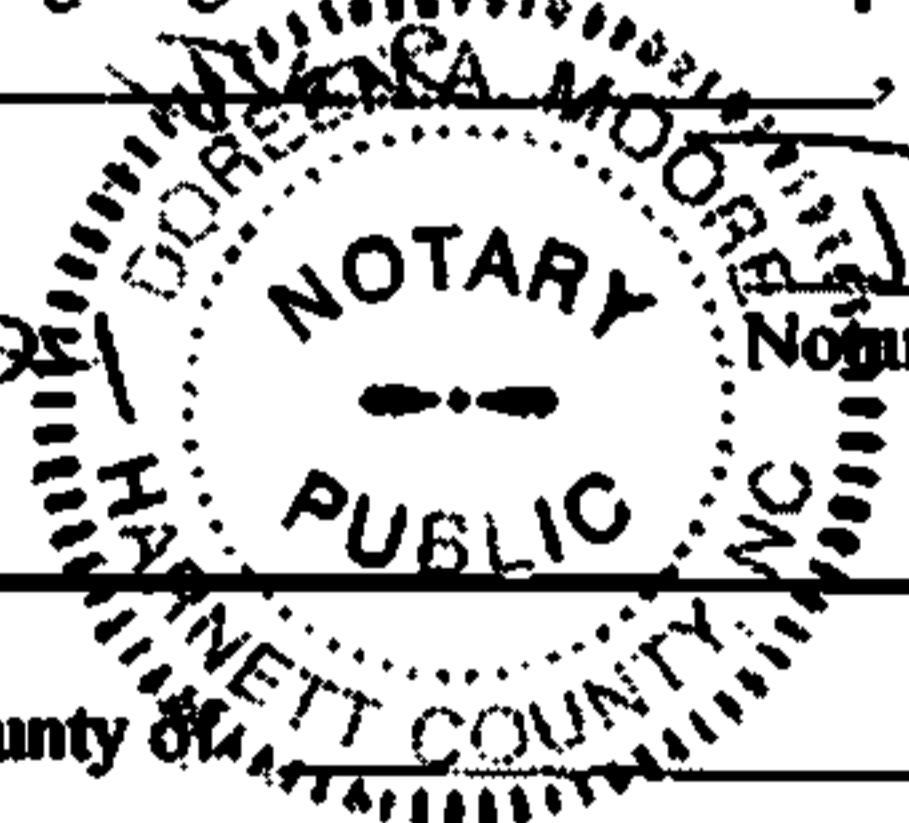
_____ Buddy Rhodes PTA PAA
 by Patricia Rhodes PTA (SEAL)
 Print/Type Name: Buddy Rhodes

_____ Patricia Rhodes (SEAL)
 Print/Type Name and Title: Patricia Rhodes

State of NC - County of Harnett

I, Dorena A Moore, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Buddy Rhodes and wife, Patricia Rhodes 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 9th day of _____, 2021.

My Commission Expires: 10/14/2021
 (Affix Seal) _____ Dorena A Moore
 Notary Public



State of _____ - County 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 _____, 2021.

My Commission Expires: _____ Notary Public
 (Affix Seal)