

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Feb 16 11:12 AM NC Rev Stamp: \$ 627.00  
Book: 4115 Page: 419 - 420 Fee: \$ 26.00  
Instrument Number: 2022003361

HARNETT COUNTY TAX ID #  
080652 0097 54

02-16-2022 BY: ED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$627.00

Parcel Identifier No. 080652 0097 54 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_

20 \_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612 JL

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: Lot 45, Hadden Pointe III

THIS DEED made this 16 day of February, 2022, by and between

GRANTOR

GRANTEE

Ronald E. Hopstock, Jr. and spouse,  
Jutaporn Panya-in  
1501 Grasshills Lane  
Holly Springs, NC 27540

James Allen White and spouse,  
Kathryn L. White  
19 Perney Court  
Fuquay Varina, NC 27526

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 Fuquay Varina, \_\_\_\_\_ Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 45, Hadden Pointe III Subdivision, as depicted in Map Number 2015, Page 241, Harnett County Registry.

Property Address: 19 Perney Court, Fuquay Varina, NC 27526

Parcel: 080652 0097 54

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3904 page 412.

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

A map showing the above described property is recorded in Plat Book 2015 page 241.

Submitted electronically by "Jackson Law, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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: Easements and restrictions of record that do not materially affect the value of the property. 2022 Ad Valorem taxes.

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

\_\_\_\_\_  
(Entity Name) Ronald E. Hopstock, Jr. (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: Jutaporn Panva-in (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

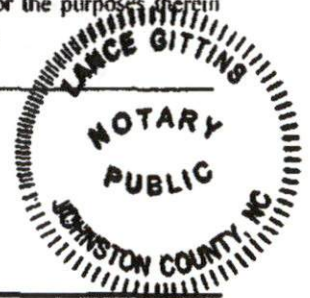
\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County of Lataca

I, the undersigned Notary Public of the County and State aforesaid, certify that Ronald E. Hopstock, Jr. and Jutaporn Panva-in 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 8th day of February, 2022.

My Commission Expires: 8/29/2026

Jane Little  
Notary Public



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds