

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/18/2022 03:17:57 PM NC Rev Stamp: \$306.00
Book: 4170 Page: 2887 - 2888 (2) Fee: \$26.00
Instrument Number: 2022111772

HARNETT COUNTY TAX ID #
120546 0060 06

10-18-2022 BY: AG

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$306.00

Parcel Identifier No. **120546 0060 06** Verified by _____ County on the ___ day of _____
By: _____

This instrument was prepared by: **The McCall Law Firm, PC** – 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608
Mail/Box to: Grantee – 3905 McLean Chapel Church Rd, Bunnlevel, NC 28323
Brief description for the Index: 3905 McLean Chapel Church Road, Book of Maps 2006, Page 828

THIS DEED made this 13th day of October, 2022 by and between

GRANTOR	GRANTEE
Richard A Ypina Sr. unmarried General Delivery Kingman, AZ 86401	Moo's Farm LLC A North Carolina Limited Liability Company 3905 McLean Chapel Church Rd Bunnlevel, NC 28323

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 the Township of **Stewart's Creek**, City of **Bunnlevel**, **Harnett** County, North Carolina and more particularly described as follows:

Being all of Lot 7, according to Map Number 2006-828, recorded in Harnett County Registry, entitled "Survey For Robert W. Winston, Jr., Joel L. Winston and wife Nancy E. Robbins, Margaret L. Melton" Stewart's Creek Township, Harnett County, North Carolina as surveyed by Bennett Surveys, Inc., dated September 14, 2006, consisting of 10.08 acres, incorporated herein for reference, and made part of this instrument.

Parcel ID: 120546 0060 06
Property Address: 3905 McLean Chapel Church Rd, Bunnlevel, NC 28323

This property is the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3693, Page 899, Harnett County Registry.

Submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

A map showing the above described property is recorded in Book of Maps 2006, Page 828, Harnett County Registry.

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:

1. 2022 ad valorem real property taxes and subsequent years.
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

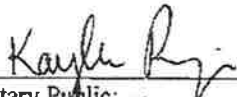
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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


 Richard A Ypina Sr.

SEAL-STAMP State of Arizona - County of Mohave
 I, the undersigned Notary Public of the County and State aforesaid, certify that **Richard A Ypina Sr.** 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 13 day of October, 2022.




 Notary Public:
 Printed Name: Keyla Renninger
 My Commission Expires: 08/04/2024
