

FOR REGISTRATION  
Kimberly S. Hargrove  
REGISTER OF DEEDS  
Harnett County, NC  
2019 DEC 30 11:36:38 AM  
BK: 3769 PG: 362-363  
FEE: \$26.00  
INSTRUMENT # 2019019264  
CCLINTON

HARNETT COUNTY TAX ID#

100558 0015

12-30-19 BY MWB



2019019264

Excise Tax \$0.00 Recording Time, Book and Page  
Mail after recording to Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546  
This instrument prepared by Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

**Brief Description for the index: Lot 3, Sandy River Run**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 30<sup>th</sup> day of December, 2019 by and between

GRANTOR	GRANTEE
Matthew L. Bontrager 137 Woodview Ct Fuquay-Varina, NC 27526	Matthew L. Bontrager and wife, Mardith M. Bontrager 137 Woodview Ct Fuquay-Varina, NC 27526

Enter in appropriate block for each party: name, 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 or parcel of land situated in **Lillington** Township, **Harnett** County, North Carolina and more particularly described as follows:

Parcel ID Number: 100558 0015

BEING all of Lot 3, Sandy River Run as depicted in Plat Cabinet F, Slide 347-A, Harnett County Registry.

This is the same property conveyed to Matthew L. Bontrager by deed from Andre Ballard and wife, Patricia Ann Ballard, dated July 14, 2017, and recorded in Book 3523, Page 50-51, Harnett County Registry.

This deed is being executed for the intent and purpose of creating an estate by the entireties between the Grantees herein.

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 3523, Page 50-51, Harnett County Registry.**

A map showing the above described property is recorded at **Plat Cabinet F, Slide 347-A, Harnett County Registry.**

The above described property  does  does not include the primary residence of the Grantor.

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:

**Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.**

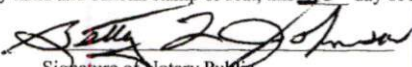
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)  
Matthew L. Bontrager

State of North Carolina, County of Harnett.

I, a Notary Public of the County and State aforesaid, certify that Matthew L. Bontrager personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in full capacity indicated. Witness my hand and official stamp or seal, this 30 day of December, 2019.



  
Signature of Notary Public  
Betty L. Johnson  
Printed Name of Notary Public

My Commission Expires 12/31/2023