

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Apr 04 08:03 AM NC Rev Stamp: \$ 670.00
Book: 3593 Page: 119 - 121 Fee: \$ 26.00
Instrument Number: 2018004465

HARNETT COUNTY TAX ID#
080645 0100 21

04-03-2018 BY MT

Prepared by and mail to: Lynn Matthews, Attorney, 1103 W Cumberland St., Dunn, NC 28334
Mail to: Grantee (No title examination or tax advice given)

EXCISE TAX: \$670.00
Parcel ID No.: 080645 0100 21

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 20th day of March, 2018, by and between **CUMBERLAND HOMES INC.**, a NC Corporation whose address is P.O. Box 727, Dunn, NC 28335, hereinafter called GRANTOR, and **NATHAN GAINEY and wife, LISA GAINEY**, of 53 Trophy Ridge, Fuquay Varina, NC 27526, 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 or feminine 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 Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 21 of The Reserve Subdivision as shown on plat map recorded in Map Book 2016, Page 161 and 162 and refiled in Map Book 2016, Page 209, Harnett County Registry.

This lot is conveyed subject to the Restrictive Covenants for recorded in Book 3413 Page 320 and Book 3495, Page 111, Harnett County Registry.

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

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3415, Page 934, 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.

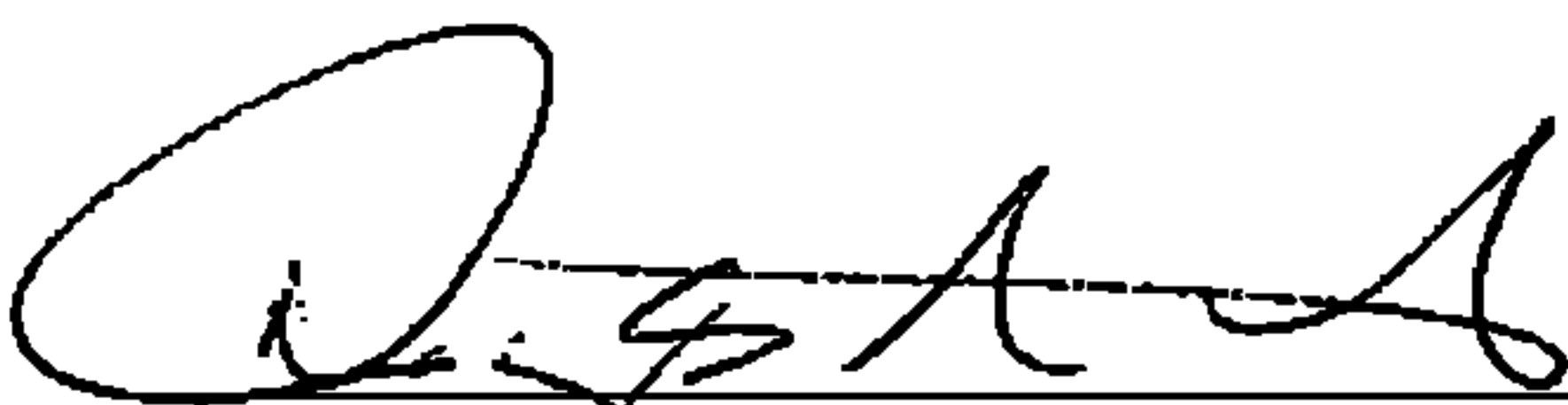
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts as would be disclosed by a current survey of the real property described herein.
5. 2018 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

CUMBERLAND HOMES INC.
A NC Corporation


By: 

Danny E. Norris, Vice-President

NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that Danny E. Norris personally appeared before me this day and acknowledged that he is Vice-President of Cumberland Homes Inc., a North Carolina Corporation, and that he as Vice-President, being authorized to do so executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 20th day of March, 2018.



Notary Public

My Commission Expires: 5/31/21

