

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Dec 07 09:44 AM NC Rev Stamp: \$ 500.00
Book: 4085 Page: 464 - 465 Fee: \$ 26.00
Instrument Number: 2021028681

HARNETT COUNTY TAX ID #
071509 0013 02

12-07-2021 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **500.00**

Parcel Identifier No. 071509 0013 02 Verified by _____ County on the ___ day of _____, 20__ By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

Brief description for the Index: LOT#2 JOSEPH PAUL JOHNSON MAP# 2021-138

THIS DEED made this 17th day of November, 2021, by and between

GRANTOR	GRANTEE
KMB Building, LLC 5609 Stewart Road Raleigh, NC 27614	Jonathan Michael Guevin and Lizbeth Guevin, married 1117 Turlington Road Dunn, NC 28334

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 Dunn, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 2 containing 0.59 acres as shown on that survey entitled "Survey for Joseph Paul Johnson and wife, Yvonne Johnson" dated January 20, 2021 by J. Scott Walker, PLS and recorded in Map Number 2021, Page 138, Harnett County Registry.

Parcel ID: 071509 0013 02
Address: 1117 Turlington Road, Dunn, NC 28334

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3998 page 29-31.

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

A map showing the above described property is recorded in Plat Book 2021 page 138.

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.

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

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:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

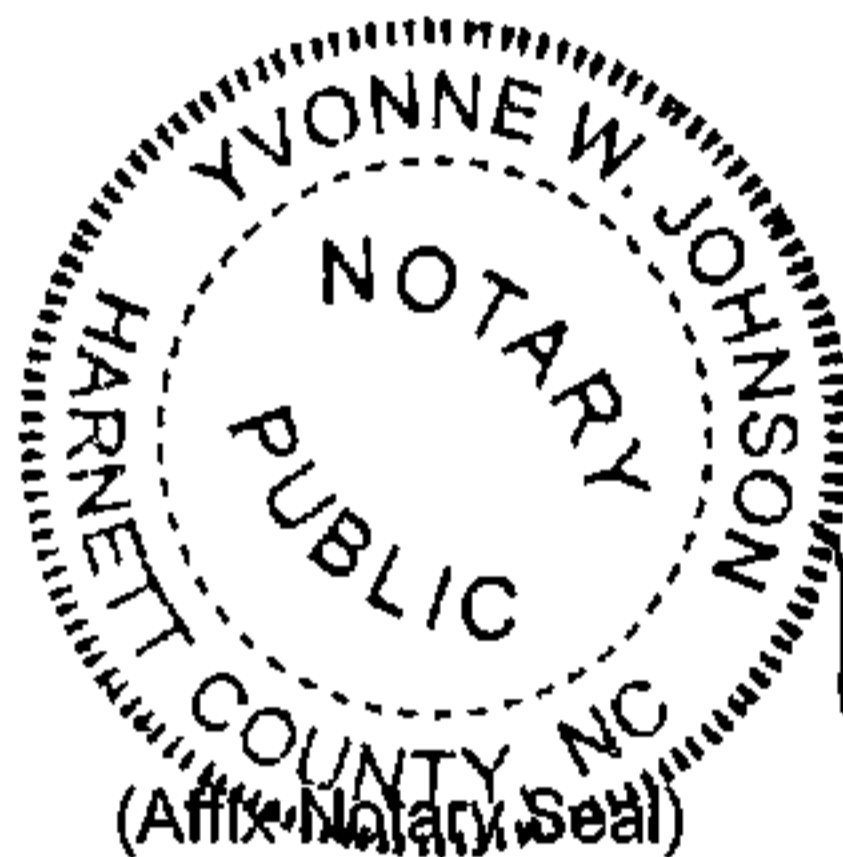
KMB Building, LLC

By: Keith Brown
Print/Type Name & Title: owner

By: _____
Print/Type Name & Title: _____

State of N Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Keith Brown personally appeared before me this day and acknowledged that (s)he is the owner of KMB Building LLC North Carolina, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 17 day of November, 2021.



Yvonne W. Johnson
Notary Public

My Commission Expires: 4-5-22

Yvonne W Johnson
Notary's Printed or Typed Name