

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2017 Jul 12 09:05 AM NC Rev Stamp: \$ 0.00
Book: 3521 Page: 723 - 725 Fee: \$ 26.00
Instrument Number: 2017010123

HARNETT COUNTY TAX ID #
0215260470
021528018412

07-12-2017 BY: CW

Prepared By and Mail To:
P. Tilghman Pope, Esquire
Pope Law Group, P.A.
Post Office Box 928
Dunn, North Carolina 28335

The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

Revenue: \$0.00

Parcel No.: 021528018412

NORTH CAROLINA

HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 30 day of June, 2017, by and between *Sylvia M. McLamb*, 242 Bryan McLamb Lane, Dunn, North Carolina 28334, hereinafter referred to as Grantor, and *Lori M. McLamb Tina L. McLamb and Angela M. Thornton*, 242 Bryan McLamb Lane, Dunn, North Carolina 28334 hereinafter referred to as Grantee;

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

BOOK 3136

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

Being all of Tract 6 containing 12.25 acres according to that survey entitled "Survey for James Vernon McLamb, Lenious W. McLamb, Rondal Gale McLamb, Susan M. Stewart, Jesse W. McLamb & Others" prepared by Joyner Piedmont Surveying dated October 29, 2002 recorded in Plat Cabinet 2003, Slide 289. See said plat reference for a more complete description by metes and bounds. Less and except any out conveyances.

TOGETHER WITH those easements recorded in Book 3136, Page 837 and Book 3136, Page 841, Harnett County Registry and more particularly described as follows:

Easement One:

BEING that 30 foot wide easement for ingress and egress "Bryan McLamb Lane" extending from U.S. Highway 301 to Point E, the northwest corner of Lenious W. McLamb (Tract 6) as it intersection the line of James V. McLamb and as shown on that map recorded in Map Book 2003, Page 289, Harnett County Registry to which reference is hereby made for a more complete description by metes and bounds.

Easement Two:

BEING ALL that certain 30 foot wide easement for ingress, egress and regress which crosses upon McLamb V Arabian Farm, LLC's home tract consisting of .59 acres as shown upon that map recorded in Map Book 2013, Page 224, Harnett County Registry and continues through to Tract Number 6 of Lenious W. McLamb and wife, Sylvia McLamb and as shown on that map entitled "Survey for James Vernon McLamb, Lenious W. McLamb, Rondal Gale McLamb, Susan M. Stewart and Jesse W. McLamb & Others" prepared by Joyner Piedmont Surveying, dated October 29, 2002 and recorded in Map #2003-289, Harnett County Registry. See said recorded plat for a more complete description by metes and bounds.

LESS AND EXCEPT that 1.05 acres tract recorded in Book 3328, Page 643, Harnett County Registry.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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 for phone and power purposes and access easements.
- 2. Roadways, and rights-of-way of record and those visible by inspection of the premises.
- 3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- 4. Such facts that would be revealed by a recent as-built survey on the subject tract by a registered land surveyor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written.

Sylvia M. McLamb

 Sylvia M. McLamb

NORTH CAROLINA
 HARNETT COUNTY

I, *Karen B. McLamb*, a Notary Public, do hereby certify that Sylvia M. McLamb personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 2 day of June, 2017.



KB McLamb

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 12-25-2017