

HARNETT COUNTY TAX ID#
139692 0033
139692 0031
12-11-2020 BY SB

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Dec 11 11:17 AM NC Rev Stamp: \$ 148.00
Book: 3908 Page: 825 - 827 Fee: \$ 26.00
Instrument Number: 2020023182

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$148.00**

Parcel Identifier No. 9692-98-3952.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: **Ms. Cristina Ann Withey, 3524B US Hwy West, Apex, NC 27523** Prepared by & Return to: Morgan & Perry Law
820 Durham St., Fuquay-Varina, NC 27526
This instrument was prepared by: **G. Hugh Moore, Attorney, P.O. Box 194, Sanford, NC 27331-0194**
Brief description for the Index:

THIS DEED made this 1 day of December, 2020, by and between

GRANTOR

GRANTEE

**GEORGE T. STALLINGS, JR. and
wife, CARLA J. STALLINGS**

SCOTT EDWARD WITHEY, married person
and **CRISTINA ANN WITHEY**, unmarried person

to be held as Tenants in Common

1815 Thomas Kelly Road
Sanford, North Carolina 27332

3524B US Highway West
Apex, North Carolina 27523

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 **Upper Little River Township, Harnett County, North Carolina** and more particularly described as follows:

Description is attached hereto as Exhibit A and incorporated herein by reference

This property is not the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book **2247** Page **758**.
A map showing the above described property is recorded in Plat Cabinet _____ Slide _____.

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, other than the following exceptions:

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

(Entity Name)

George T. Stallings, Jr. (SEAL)
GEORGE T. STALLINGS, JR.

By: _____
Title: _____

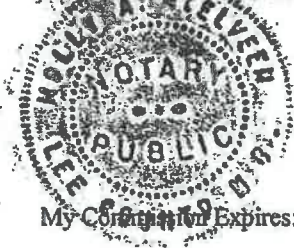
Carla J. Stallings (SEAL)
CARLA J. STALLINGS

By: _____
Title: _____

(SEAL)

(SEAL)

State of North Carolina - County of LEE



I, the undersigned Notary Public of the County and State aforesaid, certify that **GEORGE T. STALLING, JR. and wife, CARLA J. STALLINGS**, 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 1 day of December, 2020.

My Commission Expires: October 3, 2025

Mary A. McEwen
Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 _____ day of _____, 2019.

My Commission Expires: _____

Notary Public

EXHIBIT A

FIRST TRACT: BEGINNING at a stake in the road in front of Isaac Womack's gate, and runs near as the road South 45 degs West 6.15 chains to a stake in a road nearly in front of John O'Quinn's residence black gum pointers; thence as another road North 27 degs West 8.50 chains to a stone in the edge of the road in Coon's line, two pine and cedar pointers, thence as Coon's line North 37 degs 30 mins East 1.20 chains to a stake in another road near a dogwood, Isaac Womack's corner; thence nearly as the road South 62 degs 30 mins East 8.16 chains to the first station, containing 3 acres, more or less.

For further reference, see Book 305, page 309, Harnett County Registry.

SECOND TRACT: All that certain tract of land, containing ten (10) acres, more or less, known as Lot No. One (1) in the division of the late I.B. Womack's 82 acre tract in Upper Little River Township, Harnett County, North Carolina, divided by the Court appointed commissioners in Special Proceeding 4409 in Harnett County Superior Court, said tract of land being more particularly described according to Plat prepared by B.C. Simpson, RLS 848, on April 13, 1964, and recorded in Harnett County Registry in Map Book 11, page 47, as follows:

BEGINNING at a stake at the control corner in the Patterson line and running thence South 54 degs East 605 feet to a stake near an old road, thence North 79 degs 30 mins East 260 feet to a stake in the West line of Lot #2; thence North along the west margin of Lot No 2 995 feet to a stake in the line of Lot #2; thence South 47 degs 45 mins West 909 feet to the BEGINNING, containing 10 acres, more or less, and being Lot No 1 of the property of the late I.B. Womack in Upper Little River Township, Harnett County, North Carolina, as surveyed by B.C. Simpson, RLS, which map is recorded in Map Book 11 at page 47 in the Harnett County Registry.

For further reference, see Deed recorded in Book 569, page 78, Harnett County Registry. See also Book 171, page 355, Harnett County Registry.

EXCEPTING THEREFROM that property that was conveyed to David L. Touvell and wife Pauline E. Touvell by deeds recorded in Book 1053, Page 987 and Book 1947, Page 430, Harnett County Registry, that was not reconveyed by deed recorded in Book 1947, Page 433, Harnett County Registry.