

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Apr 01 09:46 AM NC Rev Stamp: \$ 0.00
Book: 3797 Page: 855 - 856 Fee: \$ 26.00
Instrument Number: 2020005019

HARNETT COUNTY TAX ID #
11-0681-0029

04-01-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0 NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. 110681 0029 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.162)

Brief description for the Index: 0.70 Acres John Stewart Prop. Neills Creek Twp.

THIS DEED made this 30 day of March, 2020, by and between

GRANTOR	GRANTEE
James Larry Moore, unmarried 291 Ennis Road Angier, North Carolina 27501	Douglas Lee Moore and wife, Terri Clifton Moore 739 Oak Grove Church Road Angier, North Carolina 27501

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Neill's Creek _____ Township, Harnett _____ County, North Carolina and more particularly described as follows:

Property Address: 739 Oak Grove Church Road, Angier, NC 27501

BEGINNING at a found iron pipe in the margin of Oak Grove Church Road, NC State Road 1532, said point being a common corner with Keith Riewestahal Property; thence as the margin of NCSR 1532 South 28 degrees 45 minutes 00 seconds West 152 feet to a set re-bar; thence North 61 degrees 17 minutes 20 seconds West 127.28 feet to a set re-bar; thence North 37 degrees 15 minutes 20 seconds West 90.85 feet to a set re-bar; thence North 28 degrees 51 minutes 4 seconds East 114.8 feet to a found iron pipe being a common corner with the Keith Riewestahal Property; thence as the dividing boundary between the Riewestahal Property and the property herein described South 61 degrees 20 minutes 39 seconds East 210.08 feet to the point of BEGINNING and containing 0.70 acres, more or less.

Being all that certain tract or parcel described in warranty deed dated February 24, 1992 from John Ellis Moore and wife, Peggy B. Moore to James Larry Moore and recorded February 25, 1992 in Deed Book 958, Page 603, Harnett County Registry. For further reference see: Deed Book 415, Page 29 and Deed Book 670, Page 951; Map Book 2013, Page 340, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 958, Page 603

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

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

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:

1. 2020 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

_____ (Entity Name) James Larry Moore (SEAL)
 By: _____ Print/Type Name: James Larry Moore

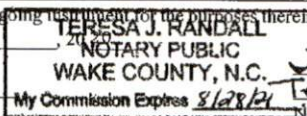
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Harnett Wake

I, the undersigned Notary Public of the County or City of Harnett Wake and State aforesaid, certify that James Larry Moore 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 30 day of March



My Commission Expires: 8-28-21 Teresa J Randall Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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 _____, 20_____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, 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 _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
 _____ Notary's Printed or Typed Name