

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 07 11:15 AM NC Rev Stamp: \$ 54.00
Book: 4137 Page: 489 - 491 Fee: \$ 26.00
Instrument Number: 2022007362

HARNETT COUNTY TAX ID#
120577 0013 01

04-07-2022 BY TC

NORTH CAROLINA GENERAL WARRANTY DEED

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

Excise Tax \$54.00

Parcel ID: 120577 0013 01

Mail after recording to **Kelly and West Attorneys at Law**

This instrument was prepared by **Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335**

Brief Description for the index

1.00 acre Lot, Map Number 2003-491

THIS DEED made this the ____ day of April, 2022 by and between

GRANTOR	GRANTEE
<p>LANNY O. TEMPLE, unmarried</p> <p>2424 Bunnlevel Erwin Road Erwin, NC 28339</p>	<p>J2M2 HOLDINGS, LLC a North Carolina Limited Liability Company</p> <p>2543 Ravenhill Drive, Suite C Fayetteville, NC 28303</p>

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 those certain lots or parcels of land situated in Stewarts Creek Township, Harnett County, North Carolina and more particularly described as follows:

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

BEING all that certain 1.00 acre parcel (0.85 acres net of right of way), according to a map and survey entitled "Division of Heirs, Map For: Odis T. Temple", Stewart's Creek Township, Harnett County, North Carolina as surveyed by Streamline Land Surveying, Inc. dated April 11, 2003, and recorded at Map Number 2003-491, Harnett County Registry, incorporated herein by reference, and made a part of this instrument.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1767, Page 267, Harnett County Registry.

A map showing the above described property is recorded in Map Number 2003-491, Harnett County Registry.

All or a portion of the property herein conveyed does include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

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:

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises including the right of way for Bunnlevel-Erwin Road (NCSR 1779).
- c. Such facts that would be revealed by a recent as-built survey on the subject tract by a registered land surveyor.
- d. Such facts that are revealed by that survey which is recorded in Map Number 2003-491, Harnett County Registry.
- e. 2022 ad valorem taxes which are not yet due and payable and which will be the responsibility of the Grantee to pay when they become due.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Lanny O. Temple (SEAL)
Lanny O. Temple

NORTH CAROLINA
County of Harnett

I, Notary Public, certify that **Lanny O. Temple**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7th day of April, 2022.

Sheila F. Graham
Notary Public

My commission expires: 8/8/2026

