

HARNETT COUNTY TAX ID#  
010514 0086

2-17-23 BY AG

FOR REGISTRATION  
Matthew S. Willis  
REGISTER OF DEEDS  
Harnett County, NC  
02/17/2023 at 02:12:07 PM  
BK4182 Pg2622-2623 (2)  
Fee Amt: \$25.00

INSTRUMENT # 2023002450  
TRUDI WESTER



Excise Tax \$ 0.00

Recording Time, Book and Page

Parcel Identifier No: 01-0514-0086

Mail after recording to Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

This instrument was prepared by Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

Brief Description for the index : Lot 28, Block B, Section 1, Twin Lakes Subdivision

\*\*\*NO TITLE SEARCH REQUESTED OR PERFORMED\*\*\*

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17<sup>th</sup> day of February 2023 by and between

GRANTOR

Johnny Earl Dykes, Jr.  
107 Meadow Street  
Spring Lake, NC 28390

GRANTEE

Ronda Renee Dykes  
408 Rainey Dr.  
Spring Lake, NC 28390

Enter in appropriate block for each party: name, 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 or parcel of land situated in Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF Lot No. 28, Block B, Section 1 of Twin Lakes Subdivision, as shown on plat of same duly recorded in Plat Book 7, Page 119, Harnett County Registry.

A map showing the above described property is recorded at Plat Book No. 7-119, Harnett County Registry.

The above described property  does  does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

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.

Johnny Earl Dykes, Jr. (SEAL)  
Johnny Earl Dykes, Jr.

SEAL-STAMP NORTH CAROLINA, HARNETT COUNTY

I, Laura L James a Notary Public of the County and State aforesaid, certify that Johnny Earl Dykes, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17<sup>th</sup> day of February, 2023.



Laura L James  
Signature of Notary Public

Laura L James  
Printed Name of Notary Public

My Commission Expires: 04/11/2023