

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

10/20/2023 01:51:03 PM

NC Rev Stamp: \$0.00

Book: 4211 Page: 2125 - 2126 (2) Fee: \$26.00

Instrument Number: 2023017757

HARNETT COUNTY TAX ID #
070692 0180 06

10-20-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. 070692 0180 06 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. 23.682)

Brief description for the Index: Lot 6, Map No. 2023-152

THIS DEED made this 20th day of October, 2023, by and between

GRANTOR

GRANTEE

Donald G. Gregory and wife,
Sheree S. Gregory
62 E. McIver Street
Angier, NC 27501

Sheree S. Gregory, married
62 E. McIver Street
Angier, NC 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 _____, Grove _____ Township, Harnett County, North Carolina and more particularly described as follows:

Property Address: 2153 Carson Gregory Road, Angier, NC 27501

BEING all of Lot 6, containing 1.77 acres, more or less, as shown upon that map entitled, "'Minor Subdivision' Survey For: Donald G. Gregory and Sheree S. Gregory" prepared by Streamline Land Surveying, Inc., dated 3/27/2023 and recorded in Map No. 2023-152, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

ALSO CONVEYED is an a non-exclusive easement for purposes of affording ingress, egress, regress, and the installation, maintenance, repair and replacement of public and private utilities over and across that "50' Private Ingress, Egress & Utility" Easement" which extends from the southern line of Lot 6 to NCSR 1547 (Carson Gregory Road) as shown upon that map recorded in Map No. 2023-152, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 946, Page 98,

Harnett County Registry

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 2023 page 152.

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. 2018 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.

By: _____ (Entity Name) Donald G. Gregory (SEAL)
 Print/Type Name: Donald G. Gregory

By: _____ Sheree S. Gregory (SEAL)
 Print/Type Name: Sheree S. Gregory

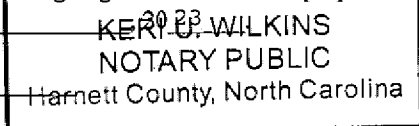
By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Donald G. Gregory 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 20 day of October, 2023.

My Commission Expires: 2/14/25
(Affix Seal)

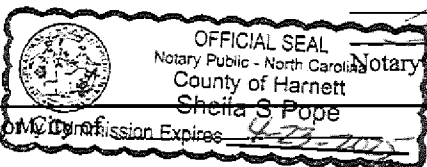


Keri U. Wilkins
 Notary's Printed or Typed Name: Keri U. Wilkins Notary Public

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Sheree S. Gregory 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 20 day of October, 2023.

My Commission Expires: 4/25/2025
(Affix Seal)



Sheila S. Pope Notary Public
 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