

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 May 27 03:22 PM NC Rev Stamp: \$ 400.00  
Book: 3990 Page: 65 - 67 Fee: \$ 26.00  
Instrument Number: 2021012126

HARNETT COUNTY TAX ID#  
070598 0115

05-27-2021 BY EG

Excise Tax \$400.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No.: 0705980115

This instrument prepared by: John B. South, Jr., a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The South Law Firm, PLLC - 3725 National Drive Suite 215, Raleigh, NC 27612

Return to: Grantee

This property is ~~is not~~ the primary residence of the Grantor.

Brief description for the Index:

1 Acre Tract Grove Township

THIS DEED made this 27<sup>TH</sup> day of MAY, 2021, by and between

GRANTOR	GRANTEE
<p><b>DONNIE W. PRICE</b> and spouse, <b>BOBBIE M. PRICE</b></p>	<p><b>TODD JEFFERY DUNN</b> (unmarried)</p>
<p><u>Forwarding Address:</u> <b>108 Chadbury Drive</b> <b>Dunn, NC 28344</b></p>	<p><u>Property &amp; Mailing Address:</u> <b>470 Duke Road</b> <b>Dunn, NC 28334</b></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 that certain lot or parcel of land situated in **HARNETT** County, North Carolina and more particularly described as follows:

**SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT “A”**

Submitted electronically by South Law Firm in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Donnie W Price (SEAL)  
Donnie W. Price

Bobbie M Price (SEAL)  
Bobbie M. Price

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

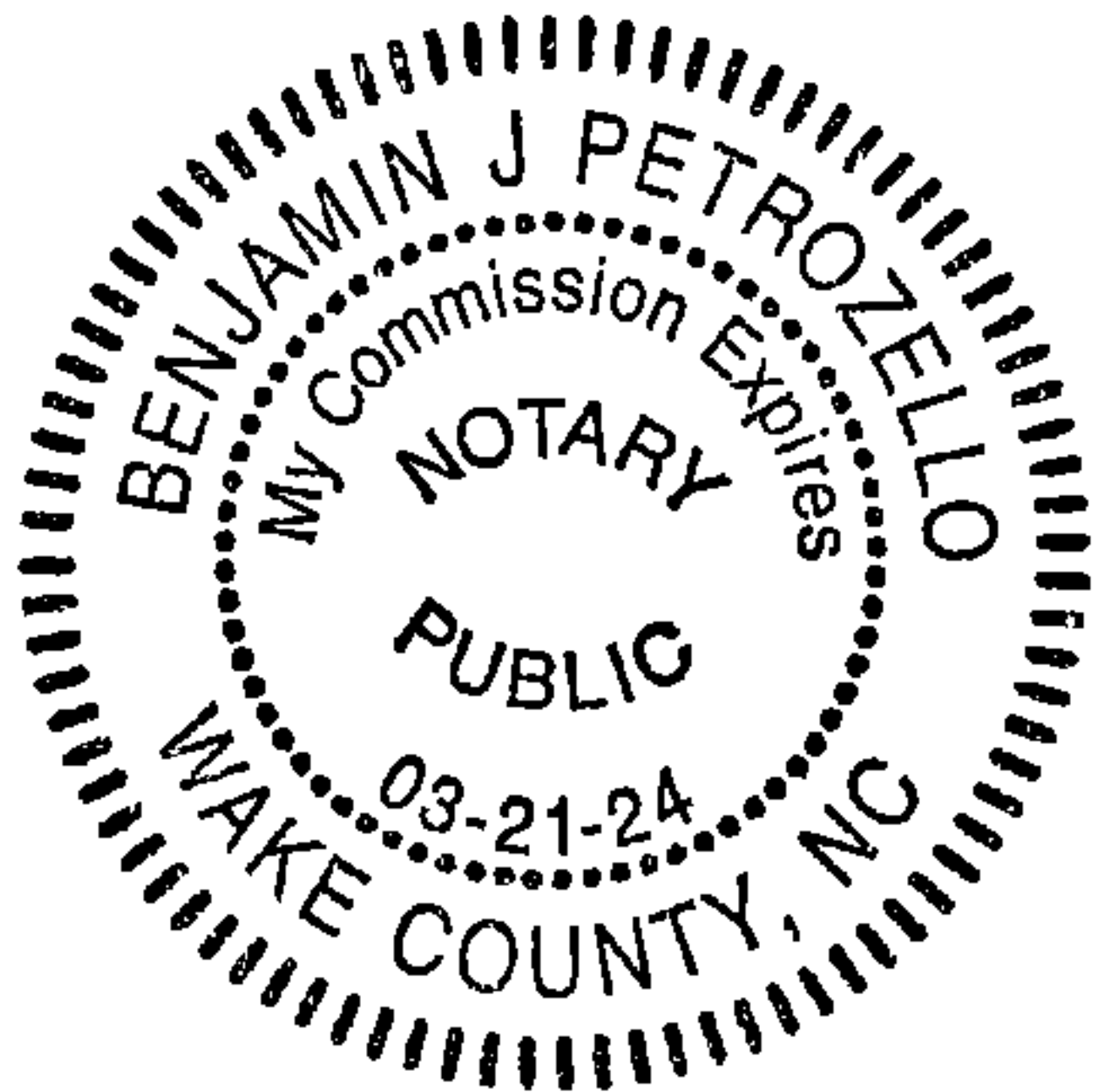
I, BENJAMIN J. PETROZELLO, a Notary Public for WAKE County, State of NORTH CAROLINA certify that **Donnie W. Price and Bobbie M. Price** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 27<sup>th</sup> day of MAY, 2021.

[Official Seal]

[Signature]  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_



**Exhibit A**

The following described property:

That certain tract or parcel of land lying and being in Grove Township, Harnett County, North Carolina, bounded and described as follows:

Beginning at an iron stake in the eastern margin of State Road No. 2012, the southwest corner of the 4.12 acre tract conveyed to R.A. McLamb by Emily Parker Bunre and husband, by deed dated July 27, 1977 and recorded in Book 659, Page 5, Harnett County Registry and runs thence with the east margin of said State Road 19 deg. 25 min. 30 sec. East 50 feet; thence South 73 deg. 49 min. 30 sec. East 210 feet to an iron pin; thence North 19 deg. 25 min. East 108.95 feet to an iron pin; thence South 73 deg. 49 min. 30 sec. East 210 feet; thence South 19 deg. 25 min. West 159.11 feet to an iron pin in the line of L. H. Parker; thence North 75 deg. 46 min. 58 sec. West 420 feet to the beginning, containing 1 acre, more or less and being a part of the 4.12 acre tract described in deed to R.A. McLamb, recorded in Book 659, Page 5, Harnett County Registry.

Assessor's Parcel No: 070598 0115