

HARNETT COUNTY TAX ID #  
040682 0304

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2020 Feb 19 01:25 PM NC Rev Stamp: \$ 560.00  
Book: 3784 Page: 326 - 329 Fee: \$ 26.00  
Instrument Number: 2020002598

02-19-2020 BY: SB

Excise Tax \$560.00

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## NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **04.0682.0304**  
Prepared by: GOLD LAW, P.A.  
Yorktown Office Condominiums  
140 Mine Lake Court  
Suite #100  
Raleigh, NC 27615  
Return to: Grantee

Brief description for the Index

**16 AC E M Currin Land**

*Property address is known as:* 5436 NC 55 W, Angier, NC 27501

THIS DEED made this 19 day of February, 2020 by and between

GRANTOR	GRANTEE
<b>Phyllis Peyton Collier-Kerr and spouse, William Duncan Kerr and Beverly Collier, Unmarried 5436 NC 55 W Angier NC 27501</b>	<b>Jim Yan and spouse, Zhao Min  337 Lady Marian Ct., Cary, NC 27518</b>

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:

*Exhibit A*

*Property address is known as:* 5436 NC 55 W, Angier, NC 27501

THE PROPERTY WAS NOT 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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 2768 Page 34 Harnett County Register of Deeds, North Carolina.**

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

By: Phyllis Peyton Collier Kerr  
**Phyllis Peyton Collier-Kerr**

By: William Duncan Kerr  
**William Duncan Kerr**

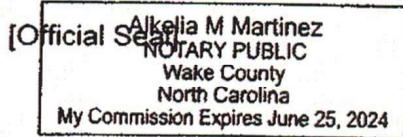
By: Beverly Collier  
**Beverly Collier**

SEE NOTARY NEXT PAGE

STATE OF NC  
COUNTY OF Wake

I, Alkalia M. Martinez, a notary public of the State and County aforesaid, do hereby certify that **Phyllis Peyton Collier-Kerr and William Duncan Kerr** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 19 day Feb, 2020.



Alkalia M. Martinez  
NOTARY PUBLIC --

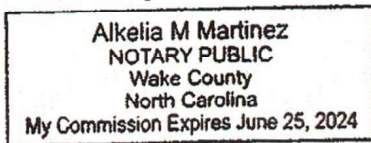
My Commission expires: 6/25/2024

STATE OF NC  
COUNTY OF Wake

I, Alkalia M. Martinez, a notary public of the State and County aforesaid, do hereby certify that **Beverly Collier** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 19 day Feb, 2020.

[Official Seal]



Alkalia M. Martinez  
NOTARY PUBLIC --

My Commission expires: 6/25/2024



American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016

## SCHEDULE C

Commitment Number: 2020022871

BXA

The Land is described as follows:

BEGINNING at a corner in the North margin of property line of State Highway No. 55, and runs thence with the North margin of property line of said highway N. 45 degrees 10 feet W 4.32 chs to a corner; thence N. 18 degrees E. 4.95 Chs to a point in the South margin of the right-of-way of the Durham and Southern railway; thence northwesterly with the South margin or property line of said right-of-way 8 chs to a point, a culvert and a small branch running across the said right-of-way and under the track of said railway; thence with said small branch approximately 26 chs to a point where said branch crosses the line of this tract of land; thence S. with the said south line of this tract 8 degrees W. 44.70 chs to the point of beginning, and contains approximately 16 acres more or less.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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AMERICAN  
LAND TITLE  
ASSOCIATION

2020022871