

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County NC
2015 AUG 28 01:36:00 PM
BK: 3335 PG: 336-337
FEE: \$26.00
EXCISE TAX: \$44.00
INSTRUMENT # 2015012037
TWESTER

HARNETT COUNTY TAX ID#

130631.0031.02

8/28/15 BY (CW)



2015012037

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 44.00

Parcel Identifier No. 130631 0031 02 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: REGINALD B. KELLY, PO BOX 1118, LILLINGTON, NC 27546

This instrument was prepared by: REGINALD B. KELLY, 900 S MAIN STREET, LILLINGTON, NC 27546

Brief description for the Index: _____

THIS DEED made this 18 day of August, 2015, by and between

GRANTOR	GRANTEE
James R. Wester and wife, Marsha L. Wester 269 Lancashire Run Smithfield, NC 27577	Linda M. Sunderman 25 Spruce Lane Lillington, NC 27546

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 the City of Lillington, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 2 of River Pines Subdivision, as described on that map of survey recorded at Plat Cabinet F, Slide 657-C, Harnett County Registry.

The property herein described is not the primary residence of the Grantor (NCGS 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

James R. Wester (SEAL)
James R. Wester

By: _____
Title _____

Marsha L. Wester (SEAL)
Marsha L. Wester

By: _____
Title _____

(SEAL)

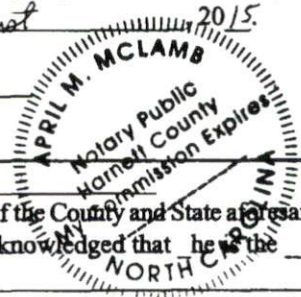
By: _____
Title _____

(SEAL)

State of North Carolina - County of Harnett

I, the undersigned Notary Public of the County and State aforesaid, certify that James R. Wester and wife, Marsha L. Wester 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 28 day of August, 2015.

My Commission Expires: 7/29/16



April M. McLamb
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds