

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Feb 05 03:57 PM NC Rev Stamp: \$ 66.00  
Book: 3935 Page: 683 - 685 Fee: \$ 26.00  
Instrument Number: 2021002821

HARNETT COUNTY TAX ID #  
039586 0079

02-05-2021 BY: KK

**NORTH CAROLINA GENERAL WARRANTY DEED  
TITLE NOT CERTIFIED**

Excise Tax \$ 66.00

RFP File # 6187-1

Parcel Identifier No.: 9586-57-3717

**This instrument prepared by: Rebecca F. Person, 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.**

**Return to:** Hutchens Law Firm, LLP., 35 plantation Dr., Cameron, NC 28326

CAM File: 1319588

**Brief Description for the Index: LT#19 LOUISVILLE HILLS SUBDIVISION**

**THIS DEED made this January 22, 2021 by and between:**

GRANTOR	GRANTEE
<p>LINDA B. HOUSTON AND SPOUSE STEVEN WOLVERTON</p> <p><b>Mailing Address:</b> 195 N. Block Ave Fayetteville, AR 72701</p>	<p>JOSEPH D. LUGIANO JR and wife PATRICIA L. LUGIANO</p> <p><b>Mailing Address:</b> 12840 Warrenton Rd. Nokesville, VA 20181-2414</p>

**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 or near the City of Sanford, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

The property hereinabove described was acquired by Instrument recorded in Book 1431, Page 991, Harnett County, North Carolina, Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Harnett County, North Carolina, Registry.


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: restrictive covenants, utility easements, permits, and rights of way as the same may appear of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective the day and year first above written.

If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2) \_\_\_\_\_

 (SEAL)  
Linda B. Houston

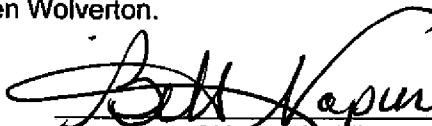
 (SEAL)  
Steven Wolverton

STATE OF Arkansas

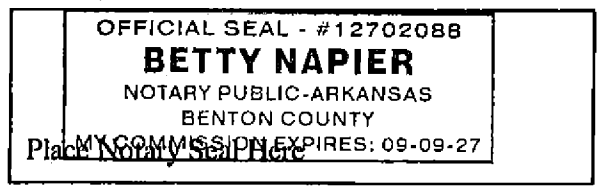
COUNTY OF Washington

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
Name of Principal: Linda B. Houston and Steven Wolverton.

Date: January 22<sup>nd</sup>, 2021

  
Signature of Notary Public  
BETTY NAPIER  
Printed Name of Notary Public

My Commission Expires: 9.9.27



**EXHIBIT A  
LEGAL DESCRIPTION**

039586 0079/9586-57-3717.000

That certain tract of land lying and being about 15 miles Southeast of Sanford, about 15 miles Southwest of Lillington, located in Barbecue Township, and further located in Louisville Hills Subdivision, and more particularly described as follows, to wit:

**BEGINNING** at an iron pipe in the Northern margin of Whirlaway Drive dividing corner between Lot 18 and Lot 19 and thence with the Northern margin of Whirlaway Drive South 87 degrees 01 minutes West 170.13 feet to a curve, the same being the intersection of Whirlaway Drive and Churchill Road, such curve is described as follows R = 50 feet, T = 40.57 feet, S = 68.17 feet; thence with the Eastern margin of Churchill Road North 14 degrees 52 minutes West 140.40 feet; thence with the margin of Churchill Road North 0 degrees 26 minutes West 70.83 feet; thence continuing with the margin of Churchill Road North 7 degrees 53 minutes East 84 feet to an iron pipe; thence North 13 degrees 06 minutes East 106.50 feet to a dividing line between Lot 19 and Lot 9; thence with the Southern boundary of Lot 9 South 65 degrees 31 minutes East 172.57 feet to an iron pipe; thence continuing South 65 degrees 31 minutes West common boundary with Lot 10 for a distance of 203.97 feet to a common corner with Lots 10, 11, 18, and 19; thence with the westernmost boundary of Lot 18 South 24 degrees 29 minutes West 291.97 feet to the point and place of **BEGINNING** and containing 2.55 acres more or less and being further identified as Lot 19 on the unrecorded plat of Louisville Hills Subdivision dated August 8, 1983, by John T. Furmage, RLS.

The above-described tract is subject to the restrictive covenants that appear at Book 610, Page 114, Harnett County Registry.