

HARNETT COUNTY TAX ID#

040682 0086 02

6-30-23 BY KWB



Instrument #: 2023010765
Recorded: 06/30/2023 03:06:15 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4198 PG 2172 - 2173 (2)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

NO TITLE SEARCH OR CLOSING PERFORMED

Parcel Identifier No. 04-0682-0086-02 Verified by Harnett 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. 23.405)

Brief description for the Index: Lot No. 2B, Elizabeth Head Prop. & Access Easement, MB 2023/300

THIS DEED made this 30 day of June, 2023, by and between

GRANTOR

GRANTEE

Elizabeth Ann Oliver Head, unmarried
1430 Mabry Road
Angier, NC 27501

Bobby Edward Keene, married
1444 Mabry Road
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 , Black River Township, Harnett County, North Carolina and more particularly described as follows:

LYING AND BEING in Black River Township, Harnett County, North Carolina and being all of that tract or parcel designated as Lot No. 2B, containing 1.575 acres, more or less, as shown on a map prepared by Caleb Troy Clayton, Sr., Professional Land Surveyor, Caleb Troy Clayton Sr., PLS Land Surveying, Coats, North Carolina dated May 30, 2023, and captioned "Minor Subdivision Plat Property of: Elizabeth Ann Oliver Head" which said map being recorded June 28, 2023 in Map Book 2023, Page 300 of the Harnett County Registry of Deeds, to which map reference is hereby made for a greater certainty of description.

As part of the above conveyance, Grantor also grants, bargains, and conveys to the Grantee and its heirs, successors and assigns, a non-exclusive easement over and across that certain 50' easement, which is labeled and shown as "EXISTING 50' INGRESS-EGRESS & PUBLIC UTILITY EASEMENT" depicted on the plat recorded in Map Book 2023, Page 300 (further depicted on map of survey recorded in Map Book 2015, Page 381), Harnett County Registry. The easement is granted for the purpose of constructing, installing, maintaining, repairing, and constructing general public and private utility services together with a nonexclusive right of ingress, egress and regress to and from NCSR 1538, Mabry Road and the 1.575 acres described hereinabove.

The above described tract being part and parcel of the property conveyed to Elizabeth Ann Oliver Head from Ralph Leo Head dated March 7, 1994 and recorded in Deed Book 1041, Page 819, Harnett County Registry. See also: Map Book 2015, Page 381, Harnett County Registry.

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

Deed Book 1041, Page 819, 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 300 _____.

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. 2023 Harnett County ad valorem taxes and subsequent years are 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.

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

_____ (Entity Name) *Elizabeth Ann Oliver Head* (SEAL)
 By: _____ Print/Type Name: Elizabeth Ann Oliver Head

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

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 _____
 Elizabeth Ann Oliver Head _____ 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 30 day of June _____, 2023.

My Commission Expires: 08-28-2023 (Affix Seal)

EMILIE R RIDDLE Notary Public
 NOTARY PUBLIC
 Notary's Printed or Typed Name
Emilie Riddle
 EMILIE R RIDDLE

State of North Carolina _____ - County or City of HARNETT COUNTY, NORTH CAROLINA

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 _____ 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 _____ day of _____, 20 _____.

My Commission Expires: _____ Notary Public
 (Affix Seal) 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