

HARNETT COUNTY TAX ID#
100558 0086

06-08-2023 BY TC

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/08/2023 03:59:39 PM NC Rev Stamp: \$0.00
Book: 4195 Page: 1533 - 1534 (2) Fee: \$26.00
Instrument Number: 2023009161

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546
The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#100558 0086
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 6th day of June, 2023, by and between **Marty Vann Byrd and wife, Ann Langdon Byrd** of 2930 US 401 South, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Jessica Byrd Strickland** of 2930 US 401 South, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Lillington Township of said County and State, and more particularly described as follows:

BEING all of Lot #1, containing 0.50 acre as shown on Recombination Survey For: "Jessie Byrd Strickland", dated May 2, 2023, by Melvin A. Graham, PLS and recorded in Map Number 2023, Page 246, Harnett County Registry.

Also conveyed is a non-exclusive 50-foot-wide ingress, egress, regress, and utility easement running from US 401 South to the above-described property, which easement is located as shown on the above referenced map.

The property hereinabove described being a portion of the same property acquired by Grantor in Book 1411, Page 843, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

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

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Marty Vann Byrd (SEAL)
Marty Vann Byrd

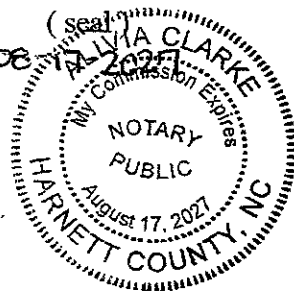
Ann Langdon Byrd (SEAL)
Ann Langdon Byrd

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Marty Vann Byrd and wife, Ann Langdon Byrd personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 day of June 2023.

My Commission Expires: 08-17-2027



Livia Clarke
Notary Public