

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

06/08/2023 12:19:04 PM

NC Rev Stamp: \$689.00

Book: 4195 Page: 1312 - 1314 (3) Fee: \$26.00

Instrument Number: 2023009129

HARNETT COUNTY TAX ID #

021537 0123 15

021537 0123 22

06-08-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$689.00

Parcel No.: 021537 0123 15 & 021537 0123 22

Mail after recording to Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by Lee L. Tart Malone, Attorney at Law, 700 West Broad Street, Dunn NC 28334

Brief Description for the index

Lot 10, Map Book 2023, Page 120 and Lot Number 18, Map Book 2023, Page 133, Harnett County Registry

THIS DEED made this the 24th day of May, 2023 by and between

GRANTOR

Terrah Strickland Smalling a/k/a Jenna Strickland and husband, Henry E. Smalling

Mailing Address: 1796 Huntsman Drive, Aiken, SC 29803

GRANTEE

AMAT Group Homes LLC, a North Carolina Limited Liability Company

Mailing Address: 5515 Plainview Highway, Dunn, NC 28334

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 Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

TRACT ONE:

Being all of Lot 10A, according to Map Number 2023, Page 120, recorded in the Harnett County Registry, entitled "*Minor Subdivision and Recombination For Terrah Strickland Smalling*", Averasboro Township, Harnett County, North Carolina as surveyed by On The Level Land Surveying, PLLC, dated March 1, 2023, incorporated herein by reference, and made a part of this instrument. Said lot consisting of 6.93 acres.

Subject to that certain proposed 60 ft. perpetual easement for the purpose of ingress, egress, regress and the location of public utilities as shown on Map Number 2023, Page 120, and Map Number 2023, Page 133, Harnett County Registry.

Submitted electronically by "Tart Law Group, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

TRACT TWO:

Being all of Lot 18, according to Map Number 2023, Page 133, recorded in the Harnett County Registry, entitled "Exempt Subdivision For Terrah Strickland Smalling", Averasboro Township, Harnett County, North Carolina as surveyed by On The Level Land Surveying, PLLC, dated March 1, 2023, incorporated herein by reference, and made a part of this instrument. Said lot consisting of 10.27 acres.

A proposed 60 ft. perpetual easement is being conveyed to the Grantee for the purpose of ingress, egress, regress and the location of public utilities is hereby granted for the use and benefit of the aforesaid two tracts of land. Said easement being more particularly described according to a map and survey entitled "Minor Subdivision and Recombination For Terrah Strickland Smalling", dated March 1, 2023, as surveyed by On The Level Land Surveying, PLLC and recorded in Map Book 2023, Page 120, Harnett County Registry, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 566, Page 197, Harnett County Registry.

A map showing the above described property is recorded in Map Book 2023, Page 120 and Map Book 2023, Page 133, Harnett County Registry.

THIS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD in the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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:

1. General utility easements for phone and power purposes.
2. Roadways, and rights-of-way of record and those visible by inspection of the premises.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Ad valorem taxes for the year 2023 and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written.

Terrah Strickland Smalling (SEAL)
 Terrah Strickland Smalling a/k/a
 Jenna Strickland

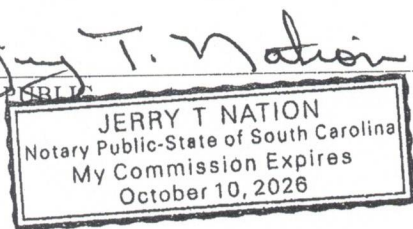
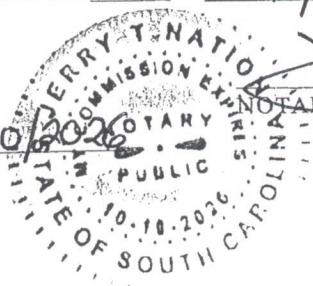
Henry E. Smalling (SEAL)
 Henry E. Smalling

STATE OF South Carolina
 COUNTY OF Aiken

I, Jerry T. Nation a Notary Public, do hereby certify that Terrah Strickland Smalling a/k/a Jenna Smalling, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 31st of May, 2023.

MY COMMISSION EXPIRES: 10/10/2026



STATE OF South Carolina
COUNTY OF Aiken

I, Jerry T. Nation, a Notary Public, do hereby certify that Henry E. Smalling, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 31st of May, 2023.

MY COMMISSION EXPIRES: 10/10/2026

Jerry T. Nation
NOTARY PUBLIC

JERRY T NATION
Notary Public-State of South Carolina
My Commission Expires
October 10, 2026

