

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/17/2023 12:08:15 PM NC Rev Stamp: \$40.00
Book: 4200 Page: 476 - 477 (2) Fee: \$26.00
Instrument Number: 2023011574

HARNETT COUNTY TAX ID#
130610 0141

07-17-2023 BY MC

Prepared by: **Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546**

PID#130610 0141
REVENUE STAMPS: \$40.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 3rd day of July, 2023, by and between **Joe Burrell and spouse, Dawn Burrell**, of 1734 Pine Ridge Drive Davenport, FL 33896 (hereinafter referred to in the neuter singular as "the Grantor") and **Preston Martin and spouse, Tatum Martin** of 1041 Grameta Lane, **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 Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of that 0.94 acres and 0.16 acre tract as shown on that certain survey for "Joe Burrell" by Micky R. Bennett, RLS dated June 29, 1995 and recorded in Plat Cabinet F, Slide 435-D, Harnett County Registry.

The property hereinabove described being the same property acquired by Grantor in Book 1105, Page 355, Harnett County Registry.

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)

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.

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



Joe Burrell (SEAL)



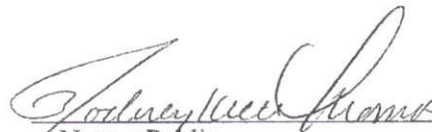
Dawn Burrell (SEAL)

STATE OF Florida
COUNTY OF osceola

I, a Notary Public of the County and State aforesaid, certify that Joe Burrell and Dawn Burrell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 13th day of July 2023.

(place notary seal here)



Notary Public

My Commission Expires: 10/28/2024



Rodney Kieth Thomas
Notary Public
State of Florida
Comm# HH058000
Expires 10/28/2024