

HARNETT COUNTY TAX ID #
039576 0016

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jun 11 11:30 AM NC Rev Stamp: \$ 250.00
Book: 3823 Page: 522 - 524 Fee: \$ 26.00
Instrument Number: 2020009187

06-11-2020 BY: SB

Prepared by Robert Gilleland—mail to Grantee
STAMPS: \$250.00

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)

GENERAL WARRANTY DEED

THIS DEED, made this 11th day of June, 2020, by and between
JOHN I. SAULS and wife, MARTHA M. SAULS, 2609 Wellington Drive, Sanford, NC
27330, hereinafter called "GRANTOR" to **CHARLES W. HARWELL**, 351 Highland Forest
Drive, Sanford, NC 27332, hereinafter called "GRANTEE";

WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations
to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and
sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all
that certain lot or parcel of land situated in Barbecue Township, Harnett County, North Carolina,
more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'

The above property was conveyed to the Grantor by deed recorded in Book 2865, page
872, Harnett County Registry.

All or a portion of the property herein conveyed does/ does not include the primary
residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract 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 said 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 to the same, against the lawful claims of all persons

whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed; restrictive covenants of record, if any.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

John I. Sauls (SEAL)
John I. Sauls

Martha M. Sauls (SEAL)
Martha M. Sauls

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, Robert B. Gilleland a Notary Public, do hereby certify John I. Sauls and Martha M. Sauls personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 11th day of June, 2020
Robert B. Gilleland
Notary Public

My Commission Expires: 12/20/2024



Exhibit 'A'

Beginning at an iron stake corner in the western margin of the right-of-way of S.R. 1113 near its intersection with N.C. Highway 87, corner with Larry Richmond, and runs thence as a common line with the Richmond line South 87 degrees 24 minutes West 1352.00 ft. to an iron stake corner in the Eastern margin of the Old Atlantic Coastline Railroad right-of-way, which right-of-way has now been abandoned, and runs thence with the Eastern margin of the right-of-way abandoned by said railroad South 16 degrees 41 minutes East 283.00 ft. to an iron stake; thence a new line North 87 degrees 24 minutes East 1380.00 ft. to an iron stake in the western margin of the right-of-way of N.C. Highway 87; thence as the Western margin of the right-of-way of S. R. 1113 and N.C. Highway 87 North 28 degrees 30 minutes West 300.00 ft. to the point of beginning and containing 9.0 Acres, more or less.