

HARNETT COUNTY TAX ID#

0866es.0001

10/9/14 BY [Signature]

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2014 OCT 09 01:19:49 PM
BK:3252 PG:236-237
FEE: \$26.00
EXCISE TAX: \$76.00
INSTRUMENT # 2014013678
MATT WILLIS



2014013678

North Carolina General Warranty Deed

NO TITLE SEARCH REQUESTED OR PERFORMED

Excise Tax: \$76.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By _____

Mail after recording to James S. Adcock, III, Cumalander Adcock, LLP., P. O. Box 1055,
Fuquay-Varina, NC 27526

This instrument was prepared by: Rebecca J. Davidson, Johnson and Johnson, P.A., P.O. Box 69, Lillington, NC 27546

Brief description for the Index: 2.69 acres, more or less, Harnett County

THIS DEED, made this the 9 day of October, 2014, by and between

GRANTOR	GRANTEE
CORENE H. ROGERS, widow	JACOB G. SCHACHLE AND WIFE, AMANDA F. SCHACHLE
1408 Rogers Road Fuquay-Varina, NC 27526	116 Smithwood Drive Fuquay-Varina, NC 27526

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 and his heirs in fee simple, all that certain lot or parcel of land situated in Hector's Creek Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of that 2.69-acre tract of land described as "NEW LOT" on plat entitled "SUBDIVISION SURVEY FOR JACOB & AMANDA SCHACHLE" dated 9/19/14 prepared by Griffin Land Surveying, Inc., and recorded as Map 2014-285, Harnett County Registry, to which plat reference is hereby made for a more particular description of said tract.

The above described property does not include the primary residence of the Grantor.

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 and 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) Easements, restrictions, roadways and rights-of-way of record and such as would be visible upon inspection of the property.
- (2) Such matters as would be revealed by a current survey of the property.
- (3) Ad valorem taxes for the year 2014, which taxes will be paid by Grantee.
- (4) Harnett County deferred taxes, if any, which taxes are to be paid at closing.

- (5) Such facts or conditions as would be revealed by a current environmental study of the property prepared by an environmental engineer.

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

Corene H. Rogers (SEAL)
 Corene H. Rogers

State of North Carolina
 County of Harnett

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CORENE H. ROGERS, widow.

Date: 10/9/14

Karen M. Byrd
 Official Signature of Notary Public

OFFICIAL SEAL



Karen M. Byrd
 Notary's printed or typed name, Notary Public

My Commission Expires: 4/12/2018