

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2021 MAY 27 03:57:21 PM
BK:3990 PG:133-137
FEE:\$26.00
INSTRUMENT # 2021012137

HARNETT COUNTY TAX ID#

07-1610-0040-06

5-27-21 BY SPB

TWESTER



COVER SHEET

North Carolina Special Warranty Deed

**RECORDED IN HARNETT COUNTY
MATTHEW S. WILLIS
REGISTER OF DEEDS**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel ID Number: 07-1610-0060-06

Prepared By & Mail to: Rachel B. Hairr, Buzzard Law Firm, P.O. Box 700, Lillington, NC 27546

Brief Description for the Index: 946 Festus Rd, Angier, NC

THIS DEED made this 26 day of May, 2021, by and between

<p>GRANTOR</p> <p>KENNETH E. JOHNSON, Unmarried 350 Josie Drive Benson, NC 27504</p>	<p>GRANTEE</p> <p>ANNETTA BUIE, Unmarried a/k/a Annetta Buie Johnson 710 Slippery Bank Court Benson, NC 27504</p>
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THE PREPARER OF THIS DOCUMENT DID NOT PERFORM ANY TITLE EXAMINATION OR CONDUCT A CLOSING ASSOCIATED WITH THIS INSTRUMENT. PREPARER DRAFTED THIS DOCUMENT BASED ON THE INFORMATION PROVIDED TO PREPARER BY THE PARTIES TO THE TRANSACTION. THEREFORE, PREPARER MAKES NO CERTIFICATION NOR GIVES A LEGAL OPINION REGARDING TTILE TO THE PROPERTY.

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

SEE ATTACHED EXHIBIT "A".

Prior Grantor(s): Danny P. Watkins, Sr., Free Trader

Property Address: 946 Festus Road, Coats, NC 27521

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2722, Pages 685-687, Harnett County Registry, North Carolina.

The purpose of this conveyance is to dissolve any interest in said real estate that Grantor may have and to allow Grantee to henceforth convey and encumber said property or any portion thereof without the consent or joinder of the Grantor. Grantor hereby relinquishes: (1) all rights to administer the Grantee's estate as provided in G.S. 28A-4-1 with respect to the real estate described herein; (2) all right of the intestate succession to the Grantee's estate as provided in G.S. 29-14; (3) the right to an elective life estate in the Grantee's estate as provided in G.S. 2930; (4) the right to an elective share from Grantee's Estate as provided in G.S. 30-1; and (5) the right to a year's allowance in the Grantee's estate as provided in G.S. 30-15. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (G.S. Section 50-30 et. seq.) and Grantor relinquishes all right or claim to said property provided in the said act.

To have and to hold 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property herein described is subject to the following exceptions:

All valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

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

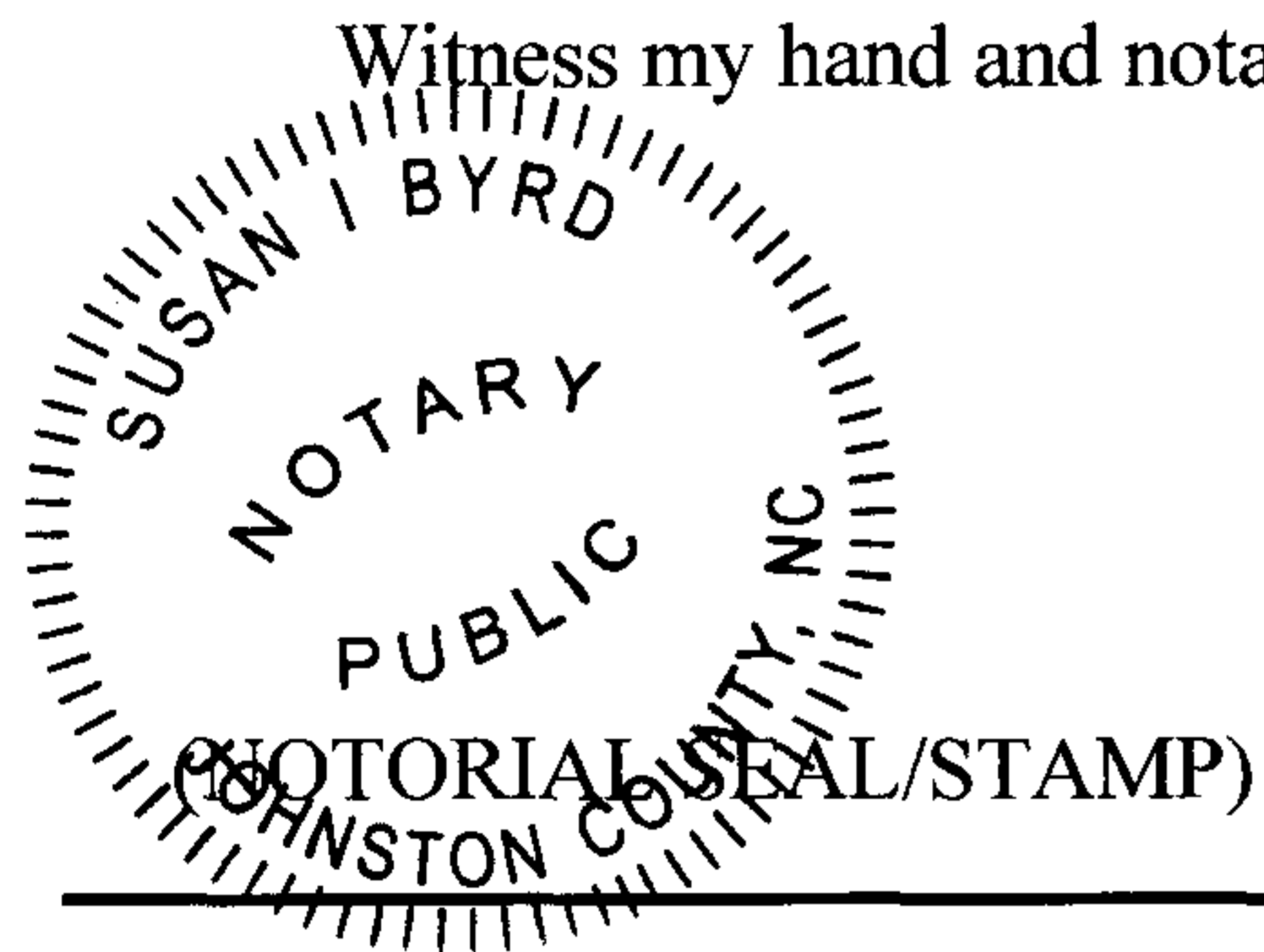
Kenneth E. Johnson (SEAL)
KENNETH E. JOHNSON

STATE OF NORTH CAROLINA

COUNTY OF Johnston

I, a Notary Public of the aforesaid State and County, certify that Kenneth E. Johnson, Unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal this 26 day of May, 2021.



Susan I. Byrd
Notary Public

Name: Susan I. Byrd

My Commission Expires: 8-26-2025

EXHIBIT "A"

BEING all of Lot No. 6 as shown on map of survey entitled, "Minor Subdivision For: Marie P. Bass" drawn 10/12/09 (revisions if any denoted on recorded map) by Joyner Piedmont Surveying, Dunn, North Carolina which was recorded in Map Book 2009, Page 796, Harnett County Registry, reference to the recorded map is hereby made for greater accuracy of description.

This lot being part and parcel of property conveyed from Sudie Pleasant Wood and husband, Walter H. Wood to Marie Pleasant Gale by warranty deed (reservation of life estate in Sudie Pleasant Wood) dated 08/07/64 and recorded in Deed Book 471, Page 16, Harnett County Registry. For further reference see: Deed Book 295, Page 528, Harnett County Registry. See also: Estate of Sudie McLamb Wood (dod: 07/22/88) originally filed in 88 E 386 Johnston County and transcribed to Harnett County in 89 E 321. For further reference see: Deed Book 2700, Page 329, Harnett County Registry.

This property is subject to right of way agreement in favor of Department of Transportation dated 12/31/90 and recorded in Deed Book 938, Page 729, Harnett County Registry.

This property is subject to easement in favor of Carolina Power and Light Company dated 07/16/47 and recorded in Deed Book 308, Page 135, Harnett County Registry.

See also: Premarital Agreement between Danny P. Watkins, Sr. and Barbara Jean Davis dated June 27, 2006 and recorded in Deed Book 2261, Page 885, Harnett County Registry.