

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Feb 25 08:59 AM NC Rev Stamp: \$ 96.00
Book: 3944 Page: 200 - 207 Fee: \$ 26.00
Instrument Number: 2021004273

HARNETT COUNTY TAX ID #
130640 0201 01

02-25-2021 BY: EG

Excise Tax \$ 96.00

Recording Time, Book and Page

Parcel Identifier No: 13-0640-0201-01

Mail after recording to **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

This instrument was prepared by **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

Brief Description for the index : 2.5 acres Thames Ave, Plat Cabinet C, Slide 197B

NO TITLE SEARCH REQUESTED OR PERFORMED

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **28th** day of **January**, 2021 by and between

GRANTOR	GRANTEE
<p>James Christian and wife, Peggy O. Christian; Nancy Christian Warner, single Allison Cole, single Christopher Byrd and wife, Tamara Byrd; Faye C. Brown and husband Thomas D. Brown; Neil Byrd and wife, Debra Byrd 404 Oak Street Lillington, NC 27546</p>	<p>Adrien Michael Barrette , unmarried Isabel Gila Maxine Radeva Ross , unmarried As Joint Tenants with Rights of Survivorship</p> <p>Mailing Address: 105 Gulf Drive Dunn, NC 28334</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Grantors, for valuable consideration paid by the Grantees, 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 the City of _____, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of that 2.5 acre tract as shown upon that plat of survey entitled, "Property of J. C. Christian", dated September 30, 1987 by Mickey R. Bennett and recorded at Plat Cabinet C, Slide 197-B, Harnett County Registry.

Being the same property conveyed to James C. Christian and wife, Lucille B. Christian by deed recorded at Book 975, Page 719, Harnett County Registry.

James C. Christian died testate on January 21, 1999. He devised all assets to his wife, Lucille B. Christian and if Lucille B. Christian predeceased him, then to his four children. See Harnett County Estate File # 99 E 150, Office of the Harnett County Clerk of Superior Court. Lucille B. Christian filed a Statement of Partial Disclaimer and Renunciation of Interest in Property as recorded in Book 1382, Page 588, Harnett County Registry. Lucille B. Christian later died testate on June 18, 2002 and divided all assets to her four children: Faye Christian Brown, Brenda Christian Byrd, Nancy Christian Warner and James Alex Christian and to the issues of predeceasors. See Harnett County Estate File 02 E 431, Office of Harnett County Clerk of Superior Court. Daughter, Brenda Christian Byrd resided in Summerville, S.C. and died intestate on or about March 7, 2014. She was unmarried and survived by her three children, Neil Byrd, Christopher Byrd and Allison Byrd Cole.

A map showing the above described property is recorded at **Plat Cabinet C, Slide 197-B, Harnett County Registry.**

The above described property does 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, 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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

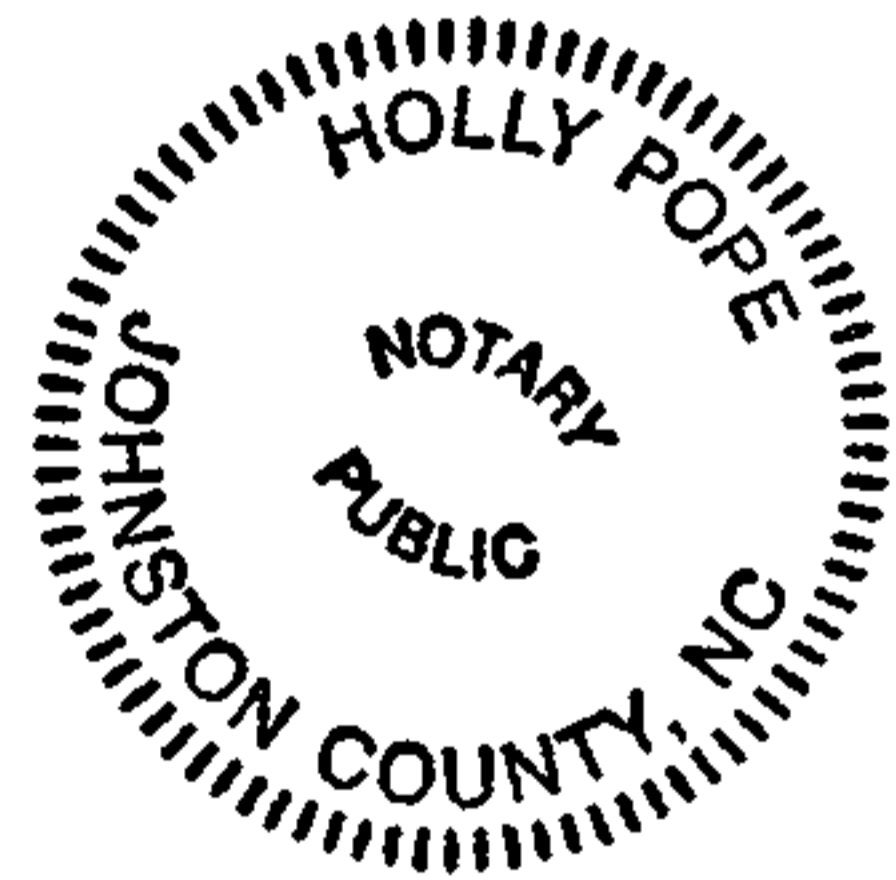
James H. Christian (SEAL)
James Christian

Peggy O. Christian (SEAL)
Peggy O. Christian

State of North Carolina, County of Harnett

I, Holly Pope a Notary Public of the County and State aforesaid, certify that **James Christian and wife, Peggy O. Christian** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28 day of January 2021.



Holly Pope
Signature of Notary Public

Holly Pope
Printed Name of Notary Public

My Commission Expires: October 25, 2022

See next page (SEAL)
Faye C. Brown

See next page (SEAL)
Thomas D. Brown

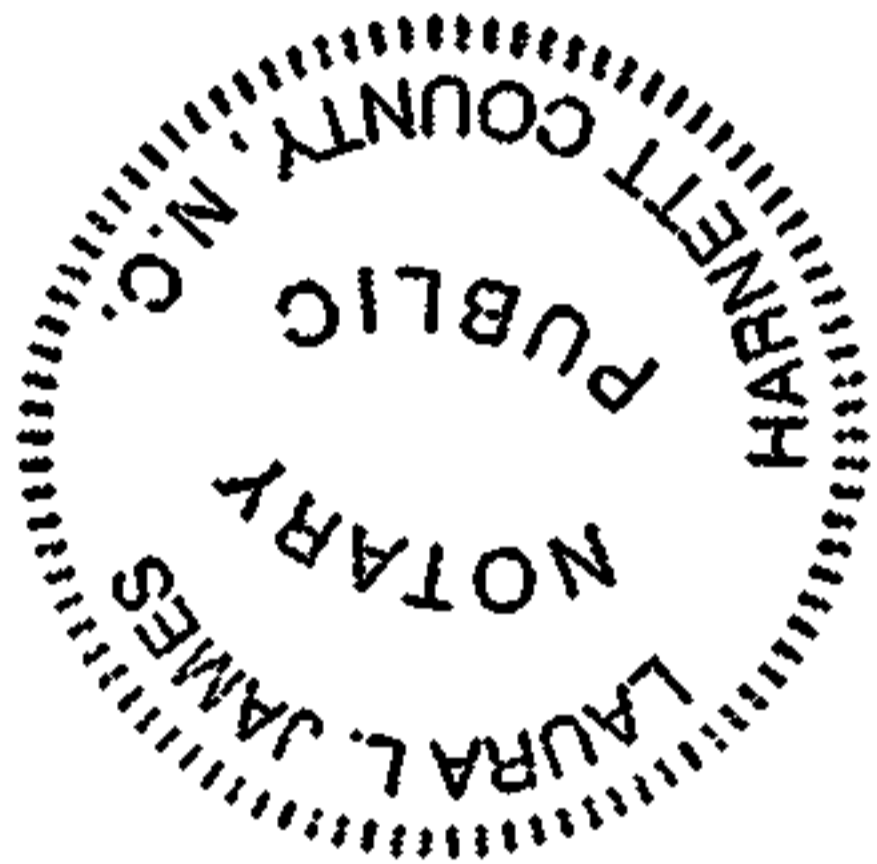
Faye C. Brown (SEAL)
Faye C. Brown

Thomas D. Brown (SEAL)
Thomas D. Brown

State of North Carolina, County of Harnett

I, Laura L James a Notary Public of the County and State aforesaid, certify that Faye C. Brown and husband Thomas D. Brown personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of January, 2021.



Laura L James
Signature of Notary Public

Laura L James
Printed Name of Notary Public

My Commission Expires: 02/1/2023

Allison Cole

Allison Cole

(SEAL)

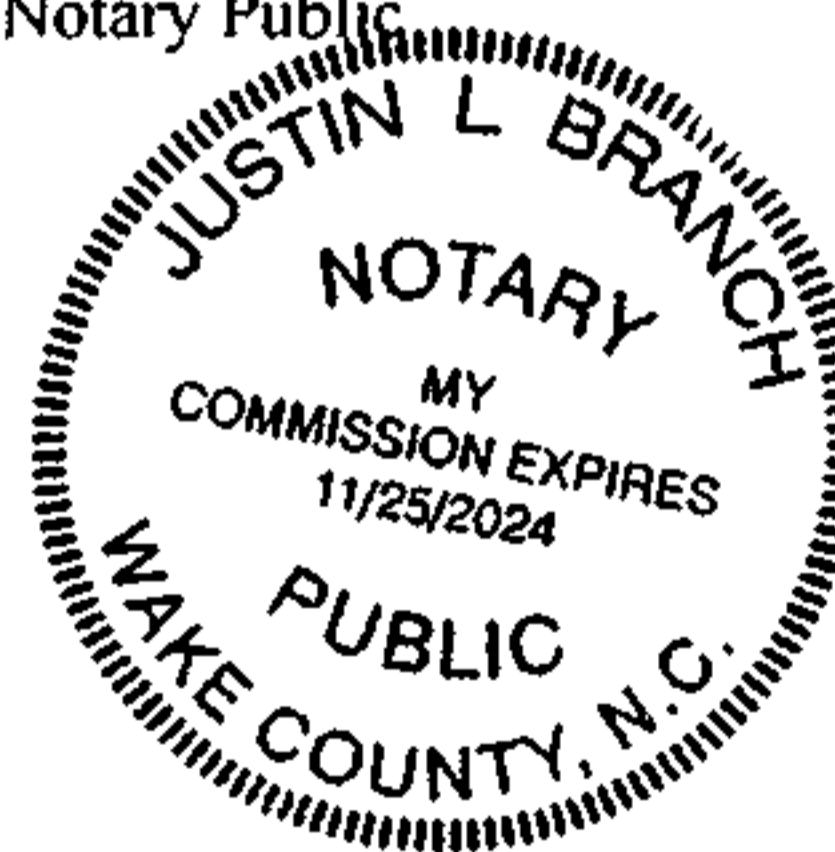
State of North Carolina, County of Wake

I, Justin L Branch a Notary Public of the County and State aforesaid, certify that Allison Cole personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day of January, 2021.

[Signature]
Signature of Notary Public
Justin L Branch
Printed Name of Notary Public

My Commission Expires: 11-25-2024

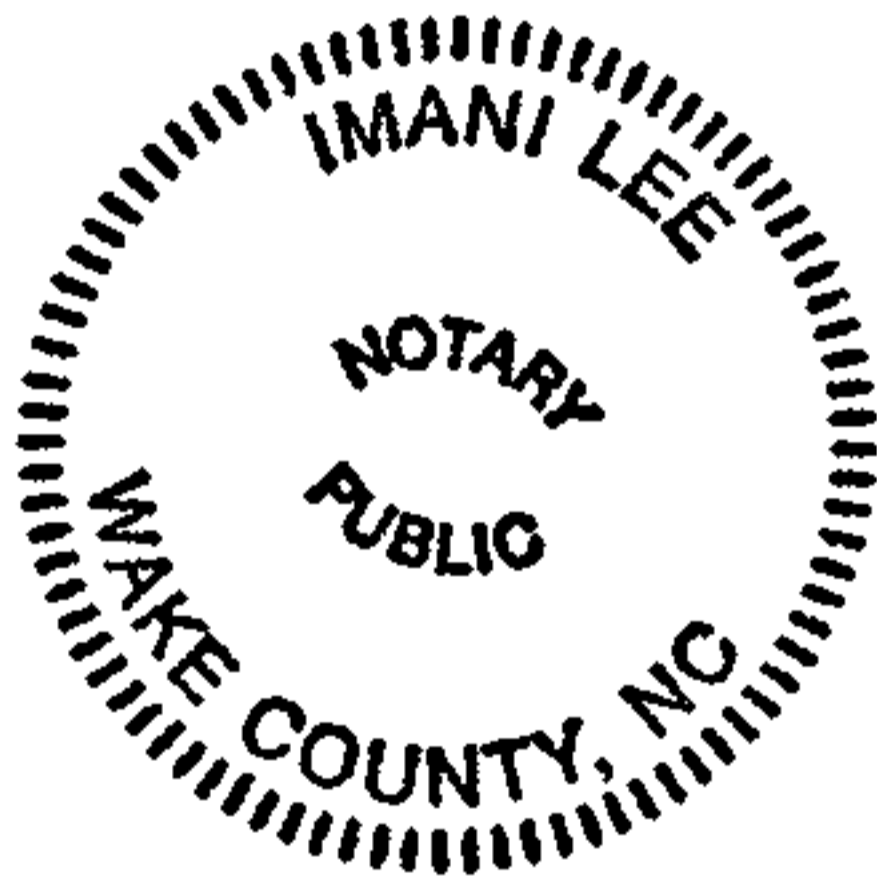


Nancy Christian Warner (SEAL)
Nancy Christian Warner

State of NC, County of Wake

I, Imani Lee a Notary Public of the County and State aforesaid, certify that Nancy Christian Warner personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 25 day of January, 2021.



Imani Lee
Signature of Notary Public

Imani Lee
Printed Name of Notary Public

My Commission Expires: 07/01/2023

Neil Byrd (SEAL)
Neil Byrd

Debra Byrd (SEAL)
Debra Byrd

State of South Carolina, County of Dorchester

I, Ashton Hensley a Notary Public of the County and State aforesaid, certify that Neil Byrd and wife, Debra Byrd personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of January, 2021.

Ashton Hensley
Signature of Notary Public
Ashton Hensley
Printed Name of Notary Public

My Commission Expires: 03/27/2029



Christopher Byrd
(SEAL)

Christopher Byrd

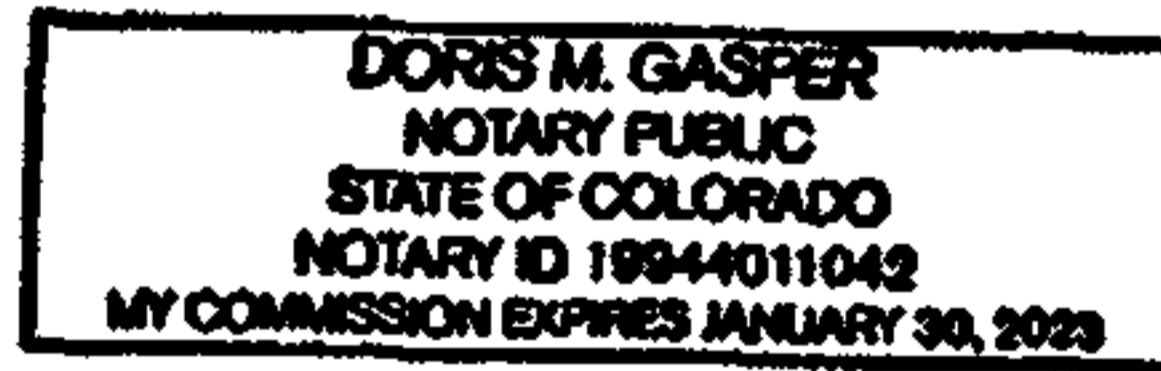
Tamara Byrd
(SEAL)

Tamara Byrd

State of Colorado, County of
Boulder

I, Doris M. Gasper a Notary Public of
the County and State aforesaid, certify that Christopher Byrd
and wife, Tamara Byrd personally appeared before me this day
and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28th day of
January, 2021.



Doris M. Gasper

Signature

of Notary Public

Commission Expires: 1/30/2023