

**DO NOT DISCARD**  
**ORIGINAL**  
**GENERAL WARRANTY**  
**DEED**

**ELECTRONICALLY**  
**RECORDED**

**In**

**Book** 4173 **Page** 287

**Harnett County**

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
11/08/2022 09:03:01 AM  
Book: 4173 Page: 287 - 289 (3)  
Instrument Number: 2022113007

NC Rev Stamp: \$0.00  
Fee: \$26.00

HARNETT COUNTY TAX ID #  
071508 0029 03

11-08-2022 BY: TC

Prepared by & return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334  
(No title examination or tax advice given.)

Excise Tax: \$0.00

Parcel ID: 071508 0029 03

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 8<sup>th</sup> day of November, 2022, by and between **THOMAS TURNER, widower** of 1584 Ashe Avenue, Dunn, NC 28334, hereinafter called GRANTOR, and **COLTON LEE SWAIM, married** of 2161 NC 55, Coats, NC 27521, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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:

*Being all Lot 3, containing 1.44 acres, as shown on that survey entitled "Minor Subdivision for Thomas H. Turner", dated September 12, 2022 by On the Level Land Surveying, PLLC and recorded in Map Number 2022, Page 542. See said plat reference for a more particular description of same by metes and bounds.*

*Together with that new 50' public access and utility easement as shown on map recorded in Map Number 2022, Page 542, Harnett County Registry.*

Submitted electronically by "Matthews Law Group PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Prepared by & return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334  
(No title examination or tax advice given.)

Excise Tax: \$0.00

Parcel ID: 071508 0029 03

### **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 8<sup>th</sup> day of November, 2022, by and between **THOMAS TURNER, widower** of 1584 Ashe Avenue, Dunn, NC 28334, hereinafter called GRANTOR, and **COLTON LEE SWAIM, married** of 2161 NC 55, Coats, NC 27521, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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:

*Being all Lot 3, containing 1.44 acres, as shown on that survey entitled "Minor Subdivision for Thomas H. Turner", dated September 12, 2022 by On the Level Land Surveying, PLLC and recorded in Map Number 2022, Page 542. See said plat reference for a more particular description of same by metes and bounds.*

*Together with that new 50' public access and utility easement as shown on map recorded in Map Number 2022, Page 542, Harnett County Registry.*

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 1117, Page 247, Harnett County Registry.

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:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2023 ad valorem taxes which are not yet payable.

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

 (SEAL)  
**THOMAS TURNER**

*Notary acknowledgment on next page*

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Erin W. Morris, a Notary Public, do hereby certify that **Thomas Turner** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 8<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/07/27

