

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 07/14/2023 11:34:25 AM NC Rev Stamp: \$40.00
 Book: 4199 Page: 2807 - 2809 (3) Fee: \$26.00
 Instrument Number: 2023011436

HARNETT COUNTY TAX ID #
 080663 0012

07-14-2023 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$40.00
Parcel ID:	080663 0012
Mail/Box to:	Grantee
Prepared by:	James S. Adcock III, PA, 135 N. Main Street, Fuquay-Varina, NC 27526 (without title examination or tax advice)
Brief description for the Index:	1.004 Acres

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 14 day of July 2023, by and between:

GRANTOR	GRANTEE
Lisa L. Powell fka Lisa Powell-Temple, unmarried 2513 Enon Road Oxford, NC 27565	Dianne P. Jones, unmarried Mailing address: PO Box 356 Fuquay-Varina, NC 27526

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Harnett County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A for Legal Description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3287 page 681, Harnett County Registry.

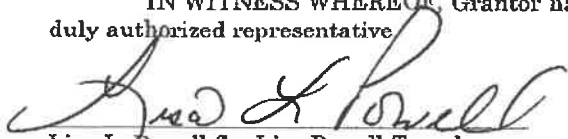
All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book _____, Page _____, Harnett County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

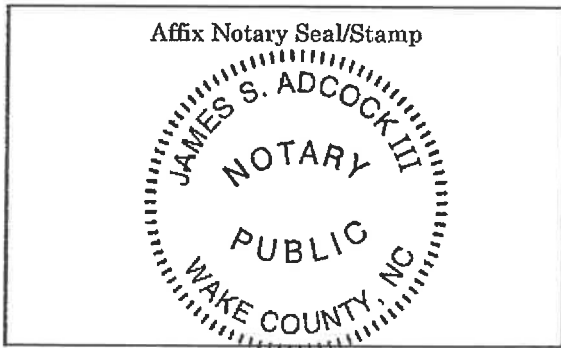
1. Ad valorem taxes for 2023 and subsequent years.
2. Easements, covenants, conditions, restrictions, and rights of way affecting the subject Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative


 Lisa L. Powell fka Lisa Powell-Temple

STATE OF NC, COUNTY OF WAKE

I JAMES S. ADCOCK III, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 14 day of July 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Lisa L. Powell fka Lisa Powell-Temple.





 Notary Public (Official Signature)
 My commission expires: 9/14/2027

EXHIBIT A

A parcel of land containing 1.004 acres being a lot taken from the "Tyson Matthews Place" in Hector's Creek Township, Harnett County, North Carolina, according to map and survey by C. W. Russum, Registered Surveyor, dated August 5, 1981, and being more specifically described as follows:

BEGINNING at a point in the center of SR #1442, being the southeast corner of the Jane M. Williford Property; thence South 20 degrees 58 minutes West 210 feet along the center of SR 1442; thence North 78 degrees 30 minutes West 211.2 feet to an iron pipe (New Corner); thence North 20 degrees 58 minutes East 210 feet to an iron pipe; (new corner); thence South 78 degrees 30 minutes East 211.2 feet to the **BEGINNING**.