

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/10/2023 04:33:46 PM NC Rev Stamp: \$0.00
Book: 4210 Page: 1661 - 1662 (2) Fee: \$26.00
Instrument Number: 2023017139

HARNETT COUNTY TAX ID #
021610 0022 07

10-10-2023 BY: SM

Excise Tax \$0.00

Recording Time, Book and Page

Parcel ID No. 021610 0022 07 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Lee L. Tart Malone, Attorney at Law **NO TITLE CERTIFICATION**

Brief description for the Index: 2.142 acres, Map Book 2023, Page 442, HCR

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 10th day of October, 2023 by and between:

GRANTOR: Jonathan Todd Ennis and wife, Kimberly O. Ennis 96 Robert Branch Circle Fuquay Varina, NC 27526	GRANTEE: Jennifer Ennis Keller and husband, Ian A. Keller 96 Robert Branch Circle Fuquay Varina, NC 27526
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated near Grove Township, Harnett County, North Carolina, and more particularly described as follows:

Being all of Lot 1, according to Map Number 2023, Page 442 recorded in the Harnett County Register of Deeds entitled "Surveyed and Mapped for: Ian A. Keller, Jennifer Ennis Keller", Grove Township, Harnett County, North Carolina as surveyed by Stancil & Associates, Professional Land Surveyor, P.A., dated May 11, 2023, incorporated herein by reference, and made a part of this instrument. Said lots consisting of 2.142 acres.

All or a portion of the property herein conveyed does ____ or XX does not include the primary residence of the Grantor.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1346, Page 770, Harnett County Registry.


A map showing the above described property is recorded in Map Book 2023, Page 442.

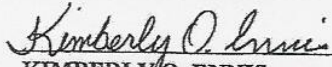
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor, covenants with the Grantee, that Grantor is seized of said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2023 and subsequent years, not yet due and payable.

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

 (SEAL)
 JONATHAN TODD ENNIS

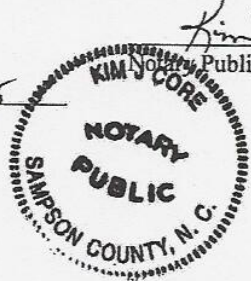
 (SEAL)
 KIMBERLY O. ENNIS

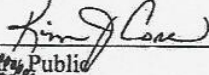
STATE OF NORTH CAROLINA
 COUNTY OF Sampson

I, Kim J Core, Notary Public of the County and State aforesaid, certify that Jonathan Todd Ennis and Kimberly O. Ennis, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 10th day of October, 2023.

My Commission Expires: 10-28-2025





 Notary Public