

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
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BK:3214 PG:518-520
FEE:\$26.00
INSTRUMENT # 2014006302

TWESTER

HARNETT COUNTY TAX ID#

13-9680-0092

5/14/14 BY SH



This Deed Prepared by Reginald B. Kelly, Attorney at Law , P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID# out of 139680 0092
REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 25th day of March, 2014, by and between **Danny Monroe Baker and wife, Peggy B. Baker**, of 1145 Knight Road, Sanford, NC 27330 (hereinafter referred to in the neuter singular as "the Grantor") and **Stacey Danielle Baker**, of 1145 Knight Road, Sanford, NC 27330 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

Being all of Tract #1, containing 4.44 acres as shown on Survey For: "Stacey Danielle Baker", dated March 31, 2014, by Mickey R. Bennett, PLS and recorded in Map Number 2014-119, Harnett County Registry.

For further reference to chain of title see Book 891, Page 179, Harnett County Registry.

**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

PROPERTY IS SUBJECT TO A **RIGHT OF FIRST REFUSAL** AS SET OUT BELOW:

IF GRANTEE SHALL AT ANY TIME DESIRE TO SELL ANY PORTION OF THE ABOVE-DESCRIBED LANDS, GRANTEE SHALL FIRST GIVE WRITTEN NOTICE TO GRANTOR AND DANIEL CHRISTOPHER BAKER, THE BROTHER OF GRANTEE, (HEREINAFTER REFERRED TO AS "THEY") OF GRANTEE'S INTENTION TO SELL AND OF THE PRICE. THEY SHALL HAVE THE RIGHT AND OPTION TO PURCHASE THE LAND WHICH GRANTEE ELECTS TO SELL AT THE PRICE EQUAL TO THE BEST BONA FIDE OFFER GRANTEE HAS BEEN ABLE TO RECEIVE FOR SAID LAND. THEY SHALL HAVE FORTY-FIVE (45) DAYS TO RESPOND IN WRITING TO THE GRANTEE OF THEIR INTENTION TO EXERCISE THE RIGHT TO PURCHASE SAID LANDS AND THIRTY (30) DAYS AFTER GIVING WRITTEN NOTICE TO CLOSE THE PURCHASE OF SAID PROPERTY. IN THE EVENT THEY FAIL TO GIVE WRITTEN NOTICE TO GRANTEE WITHIN FORTY-FIVE DAYS (45) OR FAILS TO CLOSE UPON THE PURCHASE WITHIN THIRTY (30) DAYS AFTER SAID WRITTEN NOTICE, ALL OF THE RIGHTS OF GRANTOR TO PURCHASE SAID PROPERTY SHALL TERMINATE AND GRANTEE SHALL BE ENTITLED TO SELL AND DISPOSE OF THE LAND TO SUCH PERSON OR PERSONS FOR A PRICE EQUAL TO OR GREATER THAN THAT PRICE OFFERED TO GRANTOR.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR
Danny Monroe Baker (SEAL)
Danny Monroe Baker

Peggy B Baker (SEAL)
Peggy B. Baker

STATE OF NC
COUNTY OF MOORE

I, a Notary Public of the County and State aforesaid, certify that Danny Monroe Baker and wife, Peggy B. Baker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 9 day of May, 2014.
(place notary seal here)



Casey A Oakley
Notary Public CASEY A OAKLEY

My Commission Expires: Feb 24, 2018