

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Nov 01 01:27 PM NC Rev Stamp: \$ 990.00  
Book: 4069 Page: 187 - 189 Fee: \$ 26.00  
Instrument Number: 2021025767

HARNETT COUNTY TAX ID #  
071519 0016 03  
071519 0016 09

11-01-2021 BY: ED

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$990.00

Parcel ID No.: 071519 0016 03 & 071519 0016 09

This instrument was prepared by/Please return to: Law Office of Adam Lane Gregory, PLLC  
255 Bowling Spring Dr. Angier, NC 27501

Brief Description for the Index: 280 Bailey Road

THIS DEED made this   1   day of November, 2021 by and between

GRANTOR	GRANTEE
Howard Walter McKinney and wife, Deborah Jane McKinney  202 S 8 <sup>th</sup> St. Erwin, NC 28339	Dicky Jan McLamb and wife, Sharon Clayton McLamb  Property & Mailing Address: 280 Bailey Road Boats, NC 27521

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 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 \_\_\_\_\_ Township, Harnett County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.**

The property hereinabove described was devised to Grantor through Deed recorded in Deed Book 3758, Page 480, Harnett County Registry.

A map showing the above described property is recorded in Plat Book 2000, Page 622, and Plat Book 2004, Page 225 Harnett County Registry

Submitted electronically by "Law Office of Adam Lane Gregory, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

Easements, Restrictions and Rights of Way of record.  
2022 Harnett County Ad Volorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Howard Walter McKinney (SEAL)  
Howard Walter McKinney

Deborah Jane McKinney (SEAL)  
Deborah Jane McKinney

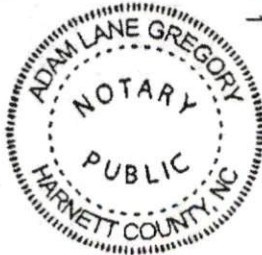
STATE OF NORTH CAROLINA  
COUNTY OF Harnett

I, Adam Lane Gregory, a Notary Public of the County and State aforesaid, certify **Howard Walter McKinney** and wife, **Deborah Jane McKinney** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 1 day of November, 2021.

My Commission expires: 12-17-2023

Adam Lane Gregory, Notary Public



**EXHIBIT "A"**  
**(Legal Description)**

**TRACT ONE:**

BEGINNING at an existing axle, a corner with Daniel Page, said axle further located as being North 12 deg. 47 min. 07 sec. West 955 feet from the centerline intersection of Bailey Road (NCSR 1561) and Red Hill Church Road (NCSR 1703); thence from said axle North 41 deg. 08 min. 24 sec. West 659.18 feet to an existing PK Nail set in the centerline of Bailey Rd.; thence continuing with Bailey Rd North 41 deg. 08 min. 24 sec. West 101.50 feet to a new PK Nail set 4.30 feet Southwest of the Existing centerline of Bailey Rd.; thence along a new line with James Bernice Miller North 53 deg. 06 min. 17 sec. East 96.81 feet to a new Iron Pipe; thence North 37 deg. 20 min. 11 sec. East 597.76 feet to a new Iron Pipe; thence North 37 deg. 20 min. 11 sec. East 609.39 feet to a new Iron Pipe in the common line between James Bernice Miller and C. L. Upchurch; thence along C.L. Upchurch's Southwestern line South 39 deg. 15 min. 09 sec. East 251.97 feet to an Existing Axle painted blue. A common corner between C. L. Upchurch and Imogene Stephenson; thence continuing with the line of Imogene Stephenson South 39 deg. 15 min. 09 sec. East 773.38 feet to an existing Rebar, a common corner with Imogen Stephenson and C. A. Stewart, the last two calls having the approximate line marked by painted blue bands on Trees; thence with the line of C.A. Stewart South 50 deg. 14 min. 56 sec. West 1150.52 feet to an existing Rebar, a corner with C.A. Stewart and Daniel Page; thence with Page's line South 50 deg. 12 min. 08 sec. West 95.44 feet to an existing Axle, the point and place of BEGINNING; containing 25.469 acres, subject to any right-of-way of Bailey Road (NCSR 1561) and lying in Grove Township, Harnett County, North Carolina, according to a Map and Survey by Robert W. Keefe, P.L.S., titled "Subdivision of Tracts 1 and 2, Property of James Bernice Miller & Wife, Shirley L. Miller", said Map being recorded in Map Number 2000-622, Harnett County Register of Deeds Office, reference to which Map is hereby made for greater certainty of description.

**TRACT TWO:**

BEING all of Tract 1A, consisting of 1.04 acres as shown on a Plat entitled "recombination survey for Gary E. Strickland and wife, Phyliss C. Strickland" dated March 17, 2004, prepared by Joyner Piedmont Surveying, Dunn, North Carolina, said Plat recorded on March 22, 2004, in Map Book 2004, Page 225, Harnett County Registry.