

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 11/02/2023 03:57:52 PM NC Rev Stamp: \$490.00
 Book: 4213 Page: 854 - 855 (2) Fee: \$26.00
 Instrument Number: 2023018611

HARNETT COUNTY TAX ID #
 039579 0163

11-02-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED
*****PREPARED WITHOUT TITLE EXAMINATION*****

Excise Tax:	\$490.00
Parcel ID:	0395790163
Mail/Box to:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Prepared by:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Brief description for the index:	Lt 1 2.83 Acres, Irvin A. Staton

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25th day of September, 20 23, by and between:

GRANTOR	GRANTEE
Kevin Reid Bryant, an unmarried person 9524 Ladue Road North Chesterfield, VA 23237	Louis Santana, single man 14 James W Davis Lane Sanford, NC 27332

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 Sanford, Harnett County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 1, as shown on a survey entitled "Property of Heirs of: James W. Davis", and the same being duly recorded in Map Book 2006, Page 240, Harnett County Registry, North Carolina.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3711 Page 335.

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 Book 2006 Page 240.

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 is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

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

Kevin Reid Bryant by Lisa Lee Bryant as Attorney-in-Fact
Name: Kevin Reid Bryant by Lisa Lee Bryant as Attorney-in-Fact

State of Virginia - County of Albemarle

I, the undersigned Notary Public of the County and State aforesaid, certify that Lisa Lee Bryant personally appeared before me this day, and being by my duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Kevin Reid Bryant and that her authority to execute and acknowledge said instrument is contained in an instrument recorded concurrently herewith in the office of the Register of Deeds in the County of Harnett, State of North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting Her power of attorney.

I do further certify that the said Lisa Lee Bryant acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the Kevin Reid Bryant. Witness my hand and Notarial stamp or seal this 25 day of September, 2023.

My Commission Expires: 3/31/2024

Wendy J. Hewitt

Notary Public

