

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 09/07/2023 02:51:00 PM NC Rev Stamp: \$85.00
 Book: 4206 Page: 2180 - 2182 (3) Fee: \$26.00
 Instrument Number: 2023015130

HARNETT COUNTY TAX ID #
 010513 0209

09-07-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$85.00
Parcel ID:	010513 0209
Mail/Box to:	Gray Newell Thomas, LLP, 225 Ray Avenue, Suite 200, Fayetteville, NC 28301
Prepared by:	Gray Newell Thomas, LLP, 225 Ray Avenue, Suite 200, Fayetteville, NC 28301
Brief description for the index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 06 day of September, 20 23, by and between:

GRANTOR	GRANTEE
Nicholas Partin, an unmarried man 1471 Cameron Court Wilmington, NC 28401	Sandhills Real Estate Holdings LLC Property: Ray Road Spring Lake, NC 28390 Mailing Address: 1565 N. May Street, Southern Pines, NC 28387

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

See Attached Exhibit A

****GRANTOR AQUIRED THE PROPERTY IN HARNETT COUNTY ESTATE FILE 19E460 THE ESTATE OF LONNIE KATHERINE ARNOLD AKA KATHERINE WEST ARNOLD****

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 893 Page 829-830.

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 _____ Page _____.

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:

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

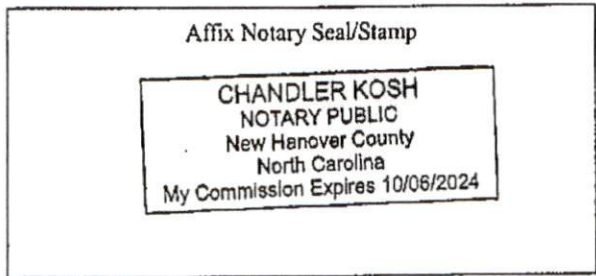
Nicholas Partin / [Signature] I

Name: Nicholas Partin

STATE OF NORTH CAROLINA, COUNTY OF New Hanover

I, Chandler Kosh, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 6 day of September, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Nicholas Partin



Chandler Kosh
 Notary Public (Official Signature)
 My commission expires: 10/06/2024

**ATTACHMENT
LEGAL DESCRIPTION**

All that certain lot or parcel of land situated in Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING in the center of State Road No. 1121 in line with now or late J.A. Senter tract, said point being North 9 degrees 56' West 236.0 feet from the northeastern corner of the Church Parsonage lot, and runs thence with the centerline of said State Road No. 1121, North 9 degrees 56' West 297.0 feet to a new corner in the centerline of said road with Senter and prior Grantors; thence a new line with prior Grantors, South 78 degrees West a total distance of 130.0 feet, passing stake for corner 30.0 feet from centerline and in the center of present driveway, to new corner with prior Grantors; thence another new line with prior Grantors, South 57 degrees 36' West 112.0 feet to a new corner with prior Grantors; thence another new line with prior Grantors, South 15 degrees 24' East 242.0 feet to new corner with prior Grantors just on South side of ditch; thence along the south side of the ditch and with prior grantors, North 83 degrees East a total distance of 211.40 feet, passing stake for corner 30.0 feet from the centerline, to the BEGINNING, containing 1.45 acres, more or less, according to actual survey and map thereof by Walter Lee Johnson, Registered Harnett County Surveyor, March 1, 1971.

BEING THE SAME PREMISES conveyed unto Katherine West Partin Arnold by deed from Clyde Rudolph Partin dated September 11, 1989; recorded September 29, 1989 in the Office of the Register of Deeds for Harnett County, North Carolina in Book 893 at Page 829;

The said Katherine West Partin Arnold departed this life, testate, May 3, 2019; her Last Will and Testament being duly probated in Harnett County, North Carolina at Case No: 19 E 460 wherein she specifically devised the hereinabove described premises to Nicholas Partin.