

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Nov 08 02:34 PM NC Rev Stamp: \$ 740.00
Book: 3652 Page: 640 - 641 Fee: \$ 26.00
Instrument Number: 2018015725

HARNETT COUNTY TAX ID #
07-1509-0062-06

11-08-2018 BY: CW

GENERAL WARRANTY DEED

REVENUE: \$740.00

PARCEL ID: 071509-0062-06

PREPARED BY AND RETURN TO:
Hutchens Law Firm
2929 Breezewood Avenue, Suite 102, Fayetteville, NC 28303

File No.: BRZ1257172

This instrument prepared by: Emily Price, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 7 Conrad L. Adams II Map 2000-791

NORTH CAROLINA
COUNTY OF HARNETT

THIS DEED made this 2nd day of November, 2018, by and between

Bradley S. Baxter, unmarried, whose
address is
11324 Old Creedmoor Rd, Raleigh, NC 27613,
hereinafter called Grantor,
and

James M. McCormick and wife Jesi B. McCormick, whose address is
846 Mann Road, Coats, NC 27521,
hereinafter called Grantee;

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

Submitted electronically by "Hutchens Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

or parcel of land situated in or near the City of Coats, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 7 on the map entitled "Survey for Conrad L. Adams, II and wife, Gail M. Adams" dated November 2, 2000, and recorded in Map 2000-791, Harnett County Registry, North Carolina.

This property is conveyed subject to all of those terms and conditions set forth in that Road Maintenance Agreement recorded in Deed Book 1459, Page 268, Harnett County Registry, North Carolina which are by reference incorporated herein and made part of this conveyance.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public records or as would be disclosed by an accurate inspection of the land.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3400, at Page 738, Harnett County Registry, North Carolina.

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: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein is is not the principal residence of the Grantors.

Bradley S. Baxter
Bradley S. Baxter

STATE OF NC
Wake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Bradley S. Baxter

This the 2 day of November, 2018.

Stedah T. Thomas
Notary Public
Durham County, NC
My Commission Expires: 10/02/2023

(place notary seal here - pursuant to NCGS10B-37 Notarial Seal is to appear "near" the notary's signature)

Stedah T. Thomas
Notary
My Commission Expires: 10/2/23