

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
09/27/2022 03:32:21 PM NC Rev Stamp: \$1,130.00  
Book: 4168 Page: 1431 - 1433 (3) Fee: \$26.00  
Instrument Number: 2022110396

HARNETT COUNTY TAX ID #  
080641 0051 18

09-27-2022 BY: AG

Prepared by & return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334  
(No title examination or tax advice given.)

Excise Tax: \$1130.00

Parcel ID: 080641 0051 18



### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 23 day of September, 2022, by and between **BRIAN MICHAEL HUMMEL and wife, TANIA MARIE MIANI HUMMEL** of 18 Faith Lane, Fort Rucker, AL 36362, hereinafter called GRANTOR, and **LAVARUS DONSHEA KORNEGAY and wife, CARA KORNEGAY** of 117 Morgan Farm Drive, Lillington, NC 27546, 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 or feminine 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 Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

***BEING all of Lot 5R as shown on plat map dated November 21, 2017, entitled "Recombination Surveys Lots 5, 6, & 7 Morgan Farm" and recorded in Map Book 2017, Page 437, Harnett County Registry, reference to which is hereby made for greater certainty of description.***

***Property Address: 117 Morgan Farm Drive, Lillington, NC 27546***

submitted electronically by "Jackson Law, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3586, Page 798, Harnett County Registry.

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:

- 1. General utility easements of record.
- 2. Easements, restrictions and rights of way of record.
- 3. 2023 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
 BRIAN MICHAEL HUMMEL

  
 \_\_\_\_\_ (SEAL)  
 TANIA MARIE MIANI HUMMEL

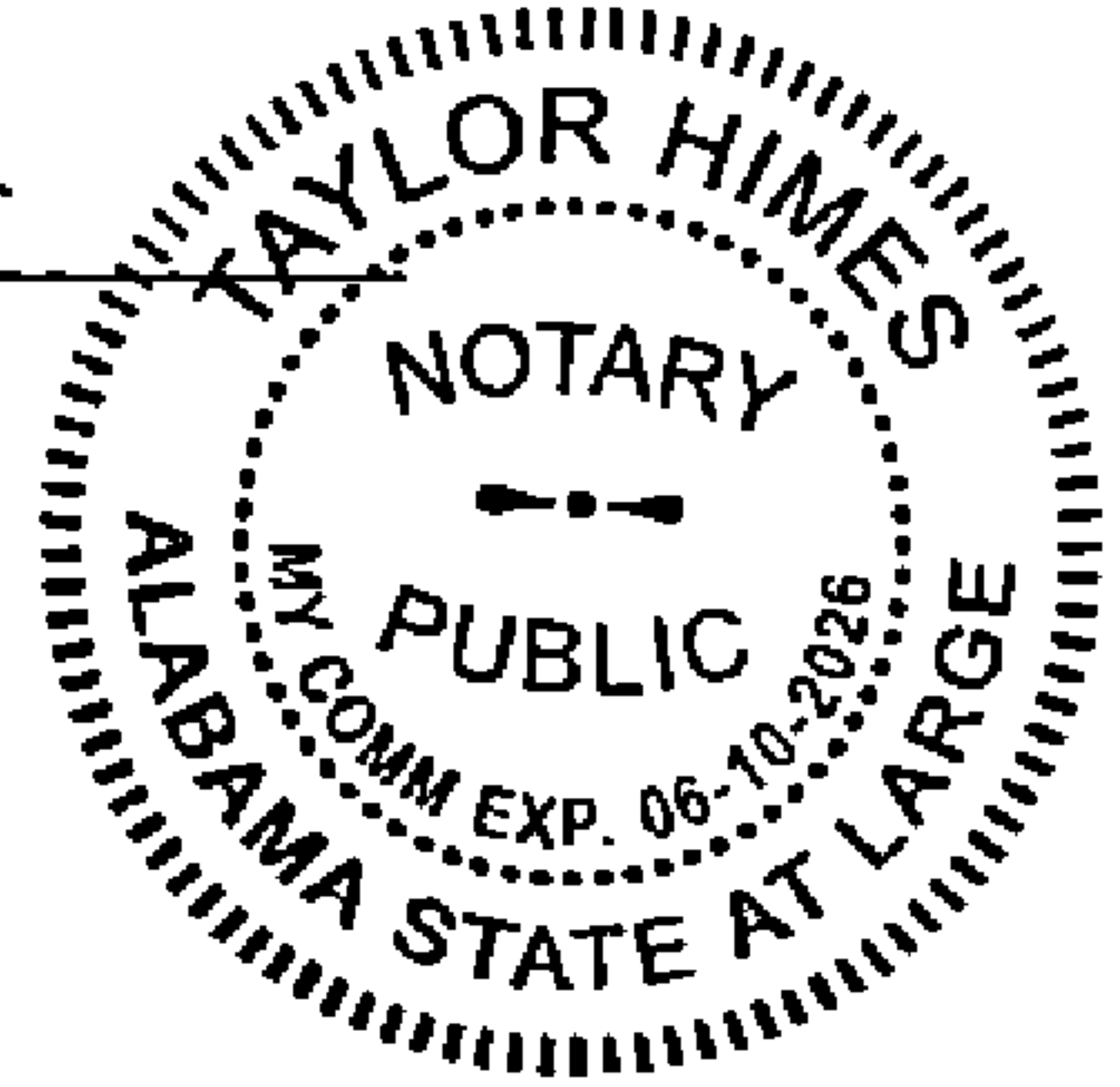
*Notary acknowledgment on next page*

STATE OF Alabama  
COUNTY OF Coffee

I, Taylor Himes, a Notary Public, do hereby certify that **Brian Michael Hummel** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 23 day of September, 2022.

[Signature]  
Notary Public



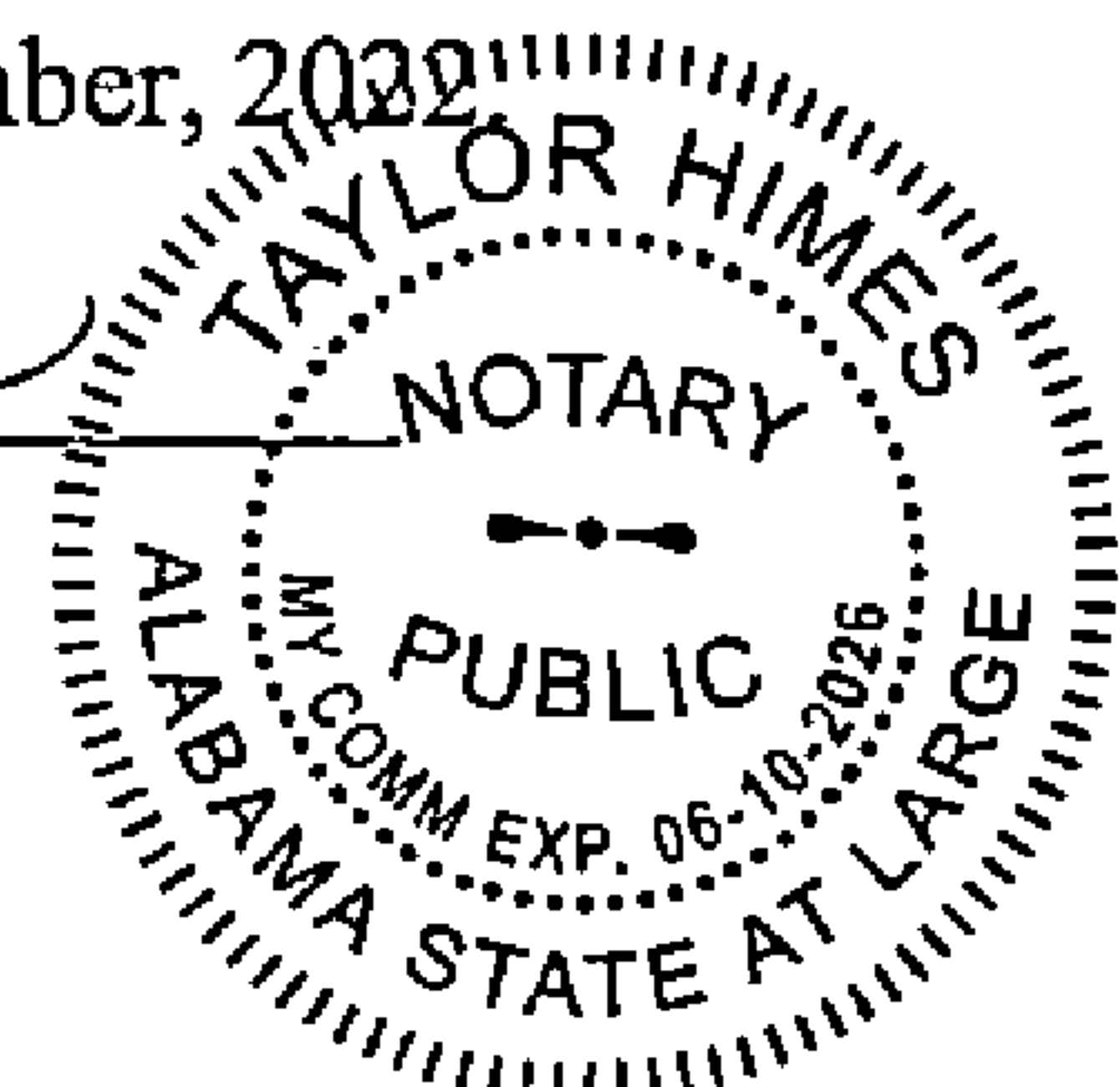
My Commission Expires: 6-10-2026

STATE OF Alabama  
COUNTY OF Coffee

I, Taylor Himes, a Notary Public, do hereby certify that **Tania Marie Miani Hummel** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 23 day of September, 2022.

[Signature]  
Notary Public



My Commission Expires: 6-10-2026