

HARNETT COUNTY TAX ID #  
070680 0136

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Dec 30 04:05 PM NC Rev Stamp: \$ 634.00  
Book: 4096 Page: 663 - 668 Fee: \$ 26.00  
Instrument Number: 2021030663

12-30-2021 BY: SB

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: **\$634**

Parcel ID: **070680 0136**

Prepared By and Return To: Herring Law, PLLC | Attorney Jessica Herring  
PO Box 519 | Benson, NC 27504

Brief Description For The Index: Lot 1 PB 2014/31

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THIS DEED made this 29th day of December, 2021 by and between

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**GRANTOR**

**Patricia Gale Pendagast (AKA Patricia Gail Pendagast) (Widowed); Crystal Cutts Fish (AKA Crystal Kay Fish) and husband Michael Scott Fish; and Annette Cutts Blanchard (AKA Carol Annette Cutts Blanchard) (Divorced)**  
69 Lilly Court | Angier, NC 27501

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**GRANTEE**

**Richard J. Meli (Divorced)**  
3359 Glenrose Trail | Atlanta, GA 30341

Property Address: 2705 NC Hwy 27 E | Coats, NC 27521

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The designation of 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 for a valuable consideration paid by the Grantee, the receipt and sufficiency 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 situated in the City of Dunn, HARNETT County, North Carolina, and more particularly described as follows:

**SEE ATTACHED "EXHIBIT A" INCORPORATED FULLY HEREIN.**

The property hereinabove described was acquired by the Grantor by instrument recorded in Deed Book 3002, Page 985, Harnett County Registry

A map showing the above-described property is recorded in Plat Book 2014 Page 31, Harnett County Registry.

The above-described property DOES NOT contain the primary residence of the Grantor.

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:

- a) Any and all easements, rights-of-way, and other appurtenances of record;
- b) Taxes not yet due and payable;
- c) Homeowners Association dues and/or assessment, if any, not yet due and payable; and
- d) Restrictive Covenants of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above-written.

[THIS SECTION LEFT BLANK INTENTIONALLY]

WITNESS:

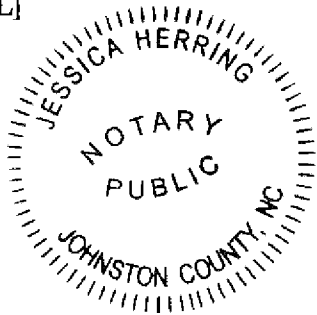
Patricia Gale Pendagast (SEAL)  
**Patricia Gale Pendagast**

STATE OF North Carolina  
COUNTY OF Johnston

I, the undersigned Notary Public of the County and State aforesaid, hereby certify that PATRICIA GALE PENDAGAST personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 29 day of December, 2021.

[SEAL]



[Signature]  
NOTARY PUBLIC

My Commission Expires: 01/10/2026

WITNESS:

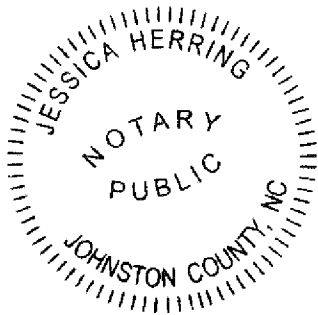
Annette Cutts Blanchard (SEAL)  
Annette Cutts Blanchard

STATE OF North Carolina  
COUNTY OF Johnston

I, the undersigned Notary Public of the County and State aforesaid, hereby certify that ANNETTE CUTTS BLANCHARD personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 20 day of December, 2021.

[SEAL]



[Signature]  
NOTARY PUBLIC

My Commission Expires: 01/10/2026

WITNESS:

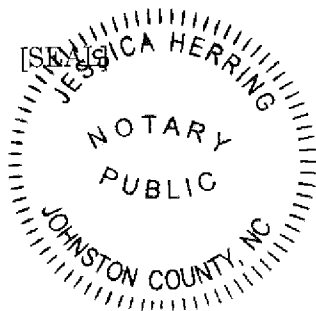
Crystal Cutts Fish (SEAL)  
Crystal Cutts Fish

Michael Scott Fish (SEAL)  
Michael Scott Fish

STATE OF North Carolina  
COUNTY OF Johnston

I, the undersigned Notary Public of the County and State aforesaid, hereby certify that CRYSTAL CUTTS FISH and MICHAEL SCOTT FISH each personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 20 day of December, 2021.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 01/10/2024

EXHIBIT A

BEING ALL of Lot 1, containing 1.99 acres, more or less, as shown on that map entitled "Survey for: Michael Scott & Crystal C. Fish, Patricia G. Pendagast and Carol Annette Blanchard" recorded in Map Book 2014, Page 31, Harnett County Registry, reference to which is hereby made for a more complete description. This being a portion of that land conveyed in Deed Book 3002, Page 985, Harnett County Registry.