

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2021 JUN 25 04:44:20 PM
BK:4005 PG:44-45
FEE:\$26.00
INSTRUMENT # 2021014725

VRDRIGUEZ



HARNETT COUNTY TAX ID#

050615 0037-06

6/25 BY MI

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. 050615 0037 06 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Attorney, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: Lot 4 of East Mill Subdivision, containing 1.952 acres

THIS DEED made this 25th day of June, 2021, by and between

GRANTOR

GRANTEE

**Dari B. Williams Trust, dated 07/20/2017,
Dari B. Williams, Trustee**

Dari B. Williams, Unmarried

760 S. Wilma Street
Angier, NC 27501

760 S. Wilma Street
Angier, NC 27501

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 or parcel of land situated in Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 4 of East Mill Subdivision, containing 1.952 acres, as depicted in Plat Cabinet #F, Slide 635-A, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3555 page 982.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Cabinet # F, Slide 635-A.

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, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2021 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

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

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR(S):

Dari B. Williams

(SEAL)

Dari B. Williams Trust, dated 07/20/2017, Dari B. Williams, Trustee

State of NC - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Dari B. Williams Trust, dated 07/20/2017, Dari B. Williams, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25 day of June, 2021.

My Commission Expires: 8/27/23
(Affix Seal)

Holly Ann Rathbone
Holly Ann Rathbone Notary Public
Notary(s) Printed or Typed Name



WILLIAMS DARI B

220 EASTMILL LN HOLLY SPRINGS NC
27540
1500042934

Returned: 1046656

Parcel ID: 050615 0037 06-

PLAT: 0/0 UNIQ ID 244200

ID NO: 0615-95-7950.000

SPLIT FROM ID

HARNETT COUNTY TAX (100), NORTHWEST HARNETT TAX
(100), SOLID WASTE FEE (1)

Reval Year: 2022 Tax Year: 2024

LOT#4 EAST MILL 1.952AC PC#F-635A

Appraised By 00 on 01/01/2022 00800B NC 42, RIVER RD, COKESEBURY RD

CARD NO. 1 of 1

1.9500 AC

1.9500 AC

SRC= Owner

TW-05 CI- FR-

EX- AT- LAST ACTION 20220221

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	CORRELATION OF VALUE	
50	RURAL HOME SITE	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	1,308	2000	2000	CREDENCE TO	MARKET
								DEPR. BUILDING VALUE - CARD	112,436
								DEPR. OB/XF VALUE - CARD	340
								MARKET LAND VALUE - CARD	70,150
								TOTAL MARKET VALUE - CARD	182,926
								TOTAL APPRAISED VALUE - CARD	182,926
								TOTAL APPRAISED VALUE - PARCEL	182,926
								TOTAL PRESENT USE VALUE - LAND	0
								TOTAL VALUE DEFERRED - PARCEL	0
								TOTAL TAXABLE VALUE - PARCEL \$	182,926

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE	PRIOR APPRAISAL		PERMIT	
Bathrooms				2.000	6000.00	BUILDING VALUE	71,630	CODE	DATE
Bedrooms				3.000		OBXF VALUE	950		
Foundation	3	Continuous Footing			0.00	LAND VALUE	15,000		
Sub Floor System	4	Plywood			0.00	PRESENT USE VALUE	0		
Exterior Walls	10	Aluminum/Vinyl Siding			0.00	DEFERRED VALUE	0		ROUT: WTRSHD:
Roofing Structure	03	Gable			0.00	TOTAL VALUE	87,580		
Roofing Cover	03	Asphalt or Composition Shingle			0.00	SALES DATA			
Interior Wall Construction	5	Drywall/Sheetrock			0.00	OFF. RECORD	DATE	DEED	
Interior Floor Cover	14	Carpet			0.00	BOOK	PAGE	MO	YR
Interior Floor Cover	08	Sheet Vinyl			0.00			TYPE	Q/U
Heating Fuel	04	Electric			0.00			V/I	INDICATE
Heating Type	10	Heat Pump			3.80				SALES PRICE
Air Conditioning Type	03	Central			3.70	04005	0044	6	2021

ATTACHMENTS					DEPRECIATION	NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS		
BAS	1,092	119.50	0.9600	131034	NORM	0.31000
FOP	96	28.70	1.0000	2755		1.20000
WDD	120	16.70	1.0000	2004		

BUILDING ADJUSTMENTS		
GRADE		
C		

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	STORAGE		14	12	168	10.00	0.00		0.94	2000	2000	S2		25	336
TOTAL OB/XF VALUE															336

BLDG DIMENSIONS BAS=S26E42N26W42Area:1092;WDD=N10E12S10W12Area:120;FOP=S6W16N6E16Area:96;TotalArea:1308

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL	5010	RA-30			1.0000	0	0.7500	+00 -25 +00 +00 +00 Access		75,000.00	1.000	AC	0.750	56,250.00	56250		
WOOD 1	6113				1.0300	0	0.7500	+00 -25 +00 +00 +00 Access		19,000.00	0.950	AC	0.770	14,630.00	13899		

TOTAL MARKET LAND DATA	TOTAL PRESENT USE DATA
1.95	70149

050615 0037 06- (7703945) Group:0

2/19/2024 10:24:20 AM.