

HARNETT COUNTY TAX ID#

021519 0011

3-25-24 BY MMC



Instrument #: 2024004797  
Recorded: 03/25/2024 11:40:47 AM  
Fee Amt: \$26.00 Page 1 of 2  
Excise Tax: \$0.00  
Harnett County, North Carolina  
Matthew S. Willis, Register of Deeds  
BK 4228 PG 608 - 609 (2)

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00 NO TITLE SEARCH OR CLOSING PERFORMED/ NO TAX ADVICE

Parcel Identifier No. O/O 02-1519-0011 Verified by Harnett County on the    day of March, 2024  
By: \_\_\_\_\_

Mail/Box to: Mail to: Grantee \_\_\_\_\_

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 24.179)

Brief description for the Index: 0.50 Acres, Portion of Tract "2", Map Book 2007, Page 366

THIS DEED made this 22 day of March, 2024, by and between

GRANTOR	GRANTEE
Stewart Group Properties LLC, a North Carolina Limited Liability Company; and Jeffrey Martin Stewart	Jeffrey Martin Stewart also known as Jeffrey M. Stewart
PO Box 899 Benson, NC 27504	PO Box 899 Benson, NC 27504

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Averagesboro Township, Harnett County, North Carolina and more particularly described as follows:

LYING AND BEING in Averagesboro Township, Harnett County, North Carolina and being all of that tract or parcel designated as 0.50 acres, (or 21,833.20 square feet) more or less, as shown on a map prepared by Jason E. Godwin, Professional Land Surveyor, Enoch Engineers, P.A. & Professional Land Surveyors, Benson, NC dated March 30, 2023, and captioned "Recombination: Survey and Map for: JEFFREY M. STEWART" which said map is recorded in Map Book 2023, Page 144, in the Harnett County Registry of Deeds, to which map reference is hereby made for a greater certainty of description.

The above described tract being part and parcel of the property conveyed to Stewart Group Properties, LLC and Jeffrey Martin Stewart from Ashley Keith Stewart and wife, Tobitha Stewart and Jeffrey Martin Stewart dated July 19, 2016 and recorded in Deed Book 3420, Page 826, Harnett County Registry. See also: Deed Book 2588, Page 404; Map Book 2007, Page 1022, Harnett County Registry.

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The above described 0.50 recombined into and with that certain tract or parcel conveyed to Jeffrey Martin Stewart from Ashly Keiht Stewart and wife, Tobitha D. Stewart; and Rhonda G. Stewart n/k/a Rhonda Stewart Mabry, free trader by deed dated June 3, 2015 and recorded in Deed Book 3311, Page 958, Harnett County Registry with the new recombined tract being described as follows:

LYING AND BEING in Averagesboro Township, Harnett County, North Carolina and all that certain tract or parcel designated as Tract "1" containing 1.76 acres, more or less, as shown on a map prepared by Jason E. Godwin, Professional Land Surveyor, Enoch Engineers, P.A. & Professional Land Surveyors, Benson, NC dated March 30, 2023, and captioned "Recombination: Survey and Map for: JEFFREY M. STEWART" which said map is recorded in Map Book 2023, Page 144, in the Harnett County Registry of Deeds, to which map reference is hereby made for a greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3420, Page 826

Harnett County Registry

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 Book 2023 page 144.

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:

1. 2024 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

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

Stewart Group Properties LLC

(Entity Name)

By: Rhonda Stewart Mabry

Print/Type Name & Title: Rhonda Stewart Mabry  
Managing Member

By: Jeffrey Martin Stewart

Print/Type Name & Title: Jeffrey Martin Stewart  
Managing Member

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

Jeffrey Martin Stewart (SEAL)  
Print/Type Name: Jeffrey Martin Stewart

\_\_\_\_\_  
(SEAL)

Print/Type Name: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Print/Type Name: \_\_\_\_\_

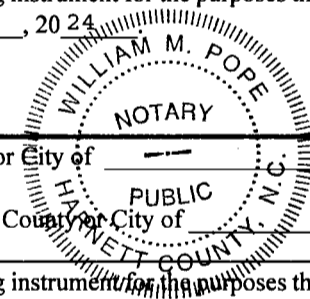
\_\_\_\_\_  
(SEAL)

Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Jeffrey Martin Stewart 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 22 day of March, 20 24.

My Commission Expires: 4/23/25  
(Affix Seal)



William M. Pope  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

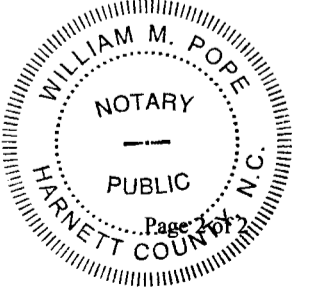
My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Rhonda Stewart Mabry & Jeffrey Martin Stewart personally came before me this day and acknowledged that they is/are the Managing/Members of Stewart Group Properties LLC, a North Carolina or \_\_\_\_\_ ~~corporation~~ limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 22 day of March, 20 24.

My Commission Expires: 4/23/25



William M. Pope  
Notary Public  
Notary's Printed or Typed Name