

Matthew S. Willis Register of Deeds
Harnett County, NC
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HARNETT COUNTY TAX ID#
130630 0075 01

02-01-2024 BY SM

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID# 130630 0075 01
REVENUE STAMPS:-0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 24th day of January, 2024 by and between **Timmy Martin Collins and wife Karen Elizabeth Collins**, of 380 Joe Collins Road Lillington NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Timmy Martin Collins and wife Karen Elizabeth Collins and John and wife Teresa Garrett** of 580 Joe Collins Road (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Township of said County and State, and more particularly described as follows:

Being all of Tract 1D containing 1.44 acres total as shown on Survey of Bobby O. Collins dated September 24, 2015, by Mickey R. Bennett, PLS of Bennett Surveys and recorded in Map Number 2015-306 in the Harnett County Registry.

Also conveyed is an existing 30 foot access and utility easement as shown on Map Book 2015-306 and subject to a non-exclusive 50 foot wide ingress, egress and utility easement running from the above-described property to Joe Collins Road, NCSR # 1258, which easement is located as shown on the above-referenced map.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**The property herein described is () or is not () the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Timmy Martin Collins (SEAL)
Timmy Martin Collins

Karen Elizabeth Collins (SEAL)
Karen Elizabeth Collins

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sheila F. Graham, a Notary Public in and for Harnett County, North Carolina, certify that Timmy Martin Collins and Karen Elizabeth Collins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 12th day of February, 2024.

(place notary seal here)

Sheila F. Graham
Notary Public

My Commission Expires: 8/8/2028

