

Matthew S. Willis Register of Deeds
Harnett County, NC
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10/28/2022 11:06:30 AM
Book: 4172 Page: 124 - 126 (3)
Instrument Number: 2022112408

NC Rev Stamp: \$126.00
Fee: \$26.00

HARNETT COUNTY TAX ID#
130600 0085

10-28-2022 BY TC

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#: 130600 0085
REVENUE STAMPS: \$126.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 24th day of October, 2024, by and between **Jennie P. Stancil and husband, James V. Stancil**, of 345 Stancil Road, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **David E. Cannell and wife, Margaret Wood Cannell**, of 2518 Buckhorn Road, Sanford, NC 27330 (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 Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of Tract 3 containing 3.04 acres as shown on Survey for "Arthur Lucius Stewart" dated March 21, 1991 by Mickey R. Bennett, RLS and recorded in Plat Cabinet #E, Slide 106-A, Harnett County Registry.

The property hereinabove described being a portion of the same property acquired by Grantor in Deed Book 2519, Page 618, Harnett County Registry.

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.

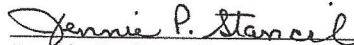
**The property herein described is not the primary residence of the Grantor (NCGS 105-317.2)

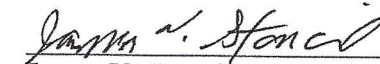
TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

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

 _____ (SEAL)
Jennie P. Stancil

 _____ (SEAL)
James V. Stancil

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Shannon T. Howell, a Notary Public in and for Harnett County, North Carolina, certify that Jennie P. Stancil and James V. Stancil personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 25 day of Oct., 2022.



Shannon Howell

Notary Public

My Commission Expires: 8.23.25