

For Registration Kimberly S. Hargrove
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2019 Feb 15 03:32 PM NC Rev Stamp: \$ 350.00
 Book: 3673 Page: 940 - 941 Fee: \$ 26.00
 Instrument Number: 2019001847

HARNETT COUNTY TAX ID #
 080653 0018 61

02-15-2019 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 080653001861 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Caroline Snipes Powell and Walter Joe Powell, 75 Ironwood Drive, Fuquay Varina, NC 27526

This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of the Neuse Road, Suite 201, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 11th day of February, 2019, by and between

GRANTOR

GRANTEE

Andrew L. Englehart and wife, Emily Hine Englehart
 1009 Poplar Creek Trail
 Raleigh, NC 27610

Caroline Snipes Powell and husband, Walter Joe Powell
 75 Ironwood Drive
 Fuquay Varina, NC 27526

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 Fuquay Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 64 of South Ridge Farms Subdivision, Phase III, as shown on that map recorded in Map Number 98-34, Harnett County Registry, reference to which is hereby made for greater certainty description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3177 page 798.

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 98 page 34.

Submitted electronically by "The North Carolina Real Estate Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

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

Andrew Englehart (SEAL)
Print/Type Name: Andrew L. Englehart

Emily Englehart (SEAL)
Print/Type Name: Emily Hine Englehart

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Andrew L. Englehart and Emily Hine Englehart 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 11th day of February, 2019.

My Commission Expires: 10/24/21

Nicholas E. Karr
Notary Public

