

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
02/29/2024 03:22:45 PM
Book: 4225 Page: 945 - 948 (4)
Instrument Number: 2024003324

2

NC Rev Stamp: \$0.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
130612 0012 01

02-29-2024 BY: MMC

PREPARED BY: Matheson Law Firm, PA
RETURN TO: 9013 Perimeter Woods Dr. Ste I
Charlotte NC 28216

EXCISE TAX: \$0.00

PARCEL ID# 130612 0012 01

NORTH CAROLINA

QUITCLAIM DEED

HARNETT COUNTY

This deed made this 24 day of February 2024 by and between

Jonathan Gabriel Parker, Married
Address: 209 Hicks Road, Broadway NC 27505
hereinafter referred to as "Grantor" and

Jonathan Gabriel Parker and Kayce L. Parker, Husband and Wife
Address: 209 Hicks Road, Broadway NC 27505
hereinafter referred to as "Grantee."

The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter as required by the context.

The property does constitute the principal residence of the Grantor.
This instrument prepared by Douglas P Matheson, a licensed NC attorney. Delinquent taxes, if any, to be paid to the county tax collector by the closing attorney/settlement agent upon disbursement of closing proceeds.

Submitted electronically by "Matheson Law Firm, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

WITNESSETH, that the Grantor, for love and affection, has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A"

Property Address: 209 Hicks Road, Broadway NC 27505.


NOTE: This conveyance is made pursuant to N.C.G.S. 41-56(b) for the purposes of vesting the property as tenancy by the entirety and conveying the real property described above in fee simple to the Grantee named herein.

The property was acquired by the Grantor herein in Deed Book 4225 , Page 879 of the Harnett County Registry.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

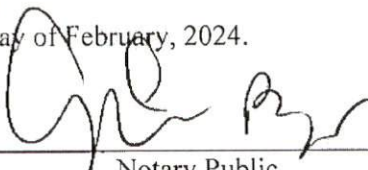
 _____ (SEAL)
Jonathan Gabriel Parker

State of NC

County of Harnett

I, Glenita Bjorklund, a Notary Public for the County of Harnett and State of NC, do hereby certify that Jonathan Gabriel Parker, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 24TH day of February, 2024.



Notary Public

My Commission Expires: June 24, 2025

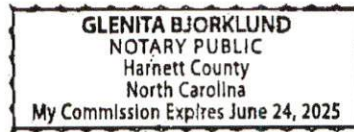


EXHIBIT A

THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF, UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN EDGE OF STATE ROAD NO. 1265, CORNER BETWEEN A. GILMORE AND A. HALLMAN AT OR NEAR STATE ROAD NO. 1273, AND RUNS THENCE WITH THE LINE OF A. GILMORE NORTH 5° 00' 00" EAST 1476.69 FEET TO AN IRON PIPE, NEW CORNER WITH JESSIE PATTERSON; THENCE SOUTH 74° 18' 54" EAST 447.91 FEET TO A STAKE, ANOTHER NEW CORNER WITH JESSIE PATTERSON AND CORNER WITH TWO ACRE TRACT; THENCE WITH A LINE OF THE TWO ACRE TRACT, SOUTH 18° 21' 59" WEST 300.00 FEET TO AN IRON STAKE; THENCE WITH ANOTHER LINE OF THE TWO ACRE TRACT, SOUTH 78° 27' 58" EAST 270.00 FEET TO AN IRON PIPE IN THE WESTERN MARGIN OF STATE ROAD NO. 1273, AND CONTINUING 50.76 FEET TO AN IRON STAKE NEAR THE EASTERN MARGIN OF SAID ROAD, CORNER WITH J. L. PATTERSON; THENCE WITH THE LINE OF J. L. PATTERSON AND ALONG STATE ROAD NO. 1273, SOUTH 13° 00' 00" WEST 556.14 FEET TO A STAKE; THENCE CONTINUING WITH THE ROAD, SOUTH 19° 00' 00" WEST 264.00 FEET TO A STAKE, AND CONTINUING WITH SUCH ROAD, SOUTH 61° 00' 00" WEST 462.00 FEET TO A STAKE, NEAR THE INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 1265 AND THE CENTERLINE OF STATE ROAD NO. 1273 THENCE WITH THE CENTERLINE OF STATE ROAD NO. 1265, NORTH 85° 00' 00" WEST 165.00 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 17.33 ACRES, MORE OR LESS, ACCORDING TO AN ACTUAL SURVEY BY GEORGE L. LOTT, REGISTERED SURVEYOR, ON APRIL 3, 1987.