

HARNETT COUNTY TAX ID#

099568 0026 02

9-15-23 BY MMLC



Instrument #: 2023015652
Recorded: 09/15/2023 04:15:58 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$0.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4207 PG 2000 - 2002 (3)

Excise Tax \$ 0.00

Recording Time, Book and Page

Mail after recording to **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

This instrument prepared by **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

NO TITLE SEARCH REQUESTED OR PERFORMED

Brief Description for the index: 1.45 acres, Ponderosa Rd, Johnsonville Twncshp

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of September, 2023 by and between

GRANTOR	GRANTEE
Jeffery Brian Mason and wife, Pamela J. Mason Lewis Craig Mason and wife, Pamela M. Mason Tyler Stephen Mason, single 3176 Neill's Creek Road Lillington, North Carolina 27546	Matthew Remington Mason 5422 Ponderosa Road Sanford, NC 27332
Enter in appropriate block for each party: name, 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 or parcel of land situated in **Johnsonville Township, Harnett County, North Carolina** and more particularly described as follows:

Parcel ID#: Portion of 099568 0026 02

BEING all of LOT 1, containing 1.45 acres more or less, as shown upon survey entitled "Minor Subdivision Survey for Jeffery B. Mason and Lewis C. Mason," by Melvin A. Graham, PLS. and appearing of record at Map Book 2023, Page 425 on August 24, 2023, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book3974, page 717 and Deed Book 829, Page 939, Harnett County Registry.**

A map showing the above described property is recorded at **Map Book 2023, Page 425, Harnett County Registry.**

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

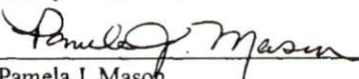
Title to the property hereinabove described is subject to the following exceptions:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

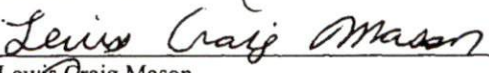
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.



Jeffery Brian Mason (SEAL)



Pamela J. Mason (SEAL)



Lewis Craig Mason (SEAL)



Pamela M. Mason (SEAL)




Tyler Stephen Mason (SEAL)

NORTH CAROLINA,
HARNETT COUNTY.

I, Rene E. Jones, a Notary Public in and for the aforesaid State and County, do hereby certify that Jeffery Brian Mason and Pamela J. Mason personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 12th day of September, 2023.



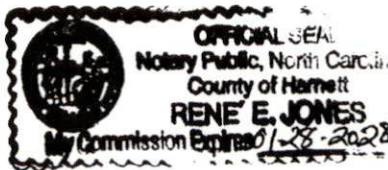
[Signature]
Signature of Notary Public
Rene E. Jones
Printed Name of Notary Public

My Commission Expires: 01-28-2028

NORTH CAROLINA,
HARNETT COUNTY.

I, Rene E. Jones, a Notary Public in and for the aforesaid State and County, do hereby certify that Lewis Craig Mason and Pamela M. Mason personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 12th day of September, 2023.




[Signature]
Signature of Notary Public
Rene E. Jones
Printed Name of Notary Public

My Commission Expires: 01-28-2028

NORTH CAROLINA,
HARNETT COUNTY.

I, Jessica Capri-Gile, a Notary Public in and for the aforesaid State and County, do hereby certify that Tyler Stephen Mason personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 15 day of September, 2023.



[Signature]
Signature of Notary Public
Jessica Capri-Gile
Printed Name of Notary Public

My Commission Expires: 7/16/2024