

Brian Seidel
 4094 Ross Rd
 Lillington, NC 27546

SR 2016

HARNETT COUNTY TAX ID#
100578 0001 02

03-30-2020 BY SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Mar 30 10:54 AM NC Rev Stamp: \$ 750.00
Book: 3796 Page: 990 - 992 Fee: \$ 26.00
Instrument Number: 2020004879

TRUE AND CERTIFIED

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

PID#: 100578 0001 02
REVENUE STAMPS: \$750.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 16th day of March, 2020, by and between **Stephen Cruys and spouse, Constance Ann Cruys**, of 31023 Magnolia Ridge Way, Lindstrom, MN, 55045 (hereinafter referred to in the neuter singular as "the Grantor") and **Brian Seidel** of 4094 Ross Road, Lillington, NC, 27546 (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 Lillington Township of said County and State, and more particularly described as follows:

BEING all of Tract 10.289 acres total (10.010 acres net) in a subdivision known as "FRANKLIN D. HAMILTON AND WIFE TRUDY B. HAMILTON" prepared by Thomas Lester Stancil, RLS dated May 27, 1999 and recorded in Book of Plats 99, at page 279, Harnett County Registry.

The property hereinabove described being the same property acquired by Grantor in Deed Book 2630, Page 467, 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.

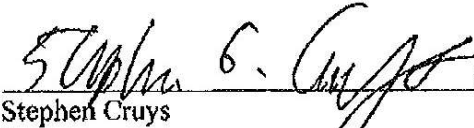
**The property herein described is the primary residence of the Grantor (NCGS 105-317.2)

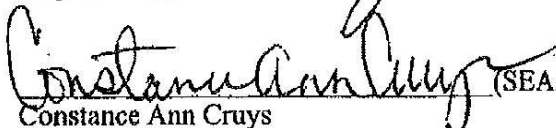
TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

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

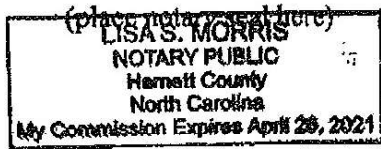
 (SEAL)
Stephen Cruys

 (SEAL)
Constance Ann Cruys

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Stephen Cruys and Constance Ann Cruys personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 20 day of March, 2020.



Lisa S. Morris
Notary Public

My Commission Expires: April 26, 2021

E-RECORD
Sent: 3-30-2020
County: Harnett

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Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

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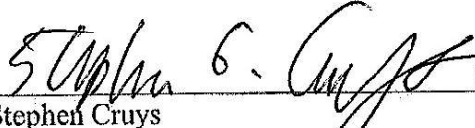
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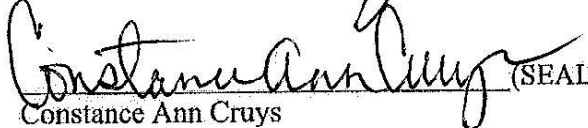
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AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (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

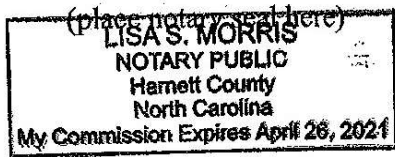
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Stephen Cruys

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My Commission Expires: April 26, 2021