



2009013841

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2009 SEP 03 02:55:40 PM
BK: 2667 PG: 787-790 FEE: \$20.00
NC REV STAMP: \$426.00
INSTRUMENT # 2009013841

HARNETT COUNTY TAX ID#

01-0526-0016-01

9-3-09 BY KAO

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 426.00

Parcel Identifier No. 010526001601 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: THE LAW OFFICE OF JEFFREY E. RADFORD, P.A., 1300 BRAGG BLVD SUITE 1316,

This instrument was prepared by: THE LAW OFFICE OF JEFFREY E. RADFORD, P.A., 1300 BRAGG BLVD SUITE

Brief description for the Index: _____

THIS DEED made this 1st day of September, 2009, by and between

GRANTOR	GRANTEE
Eric N. James unmarried A	Rory A. Bultinck unmarried 145 Anderson Creek School Rd. St Bunnlevel, NC 28323

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 the City of Bunnlevel, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:
SEE ATTACHED

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

A map showing the above described property is recorded in Plat Book 2264 page 391.

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:

Subject to all Easements, Restrictive Covenants and Rights of Way of Record.

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

(Entity Name) Eric N. James (SEAL)

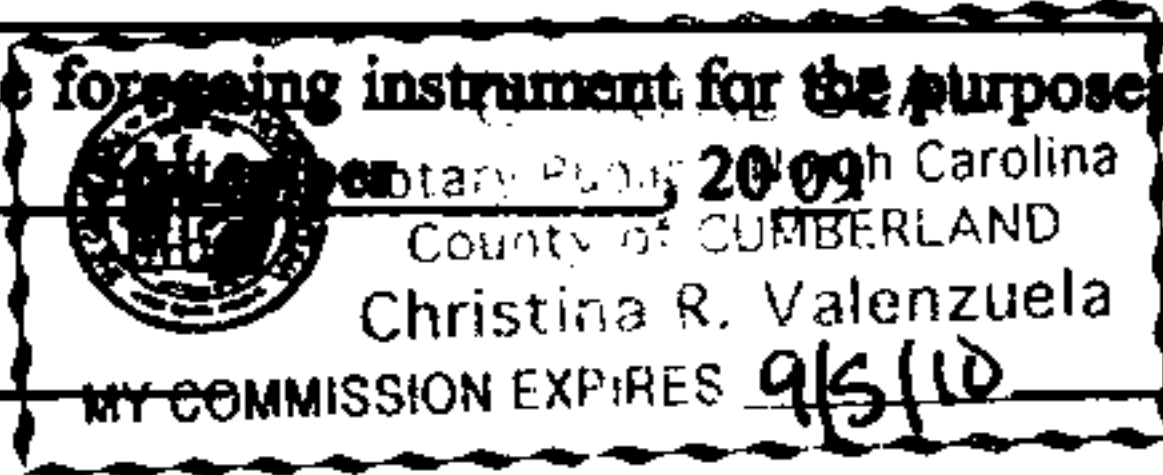
By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that Eric N. James unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed. Witness my hand and Notarial stamp or seal this 1st day of _____, 2009.



My Commission Expires: 9/5/10

Christina R. Valenzuela
Notary Public
Christina R. Valenzuela

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

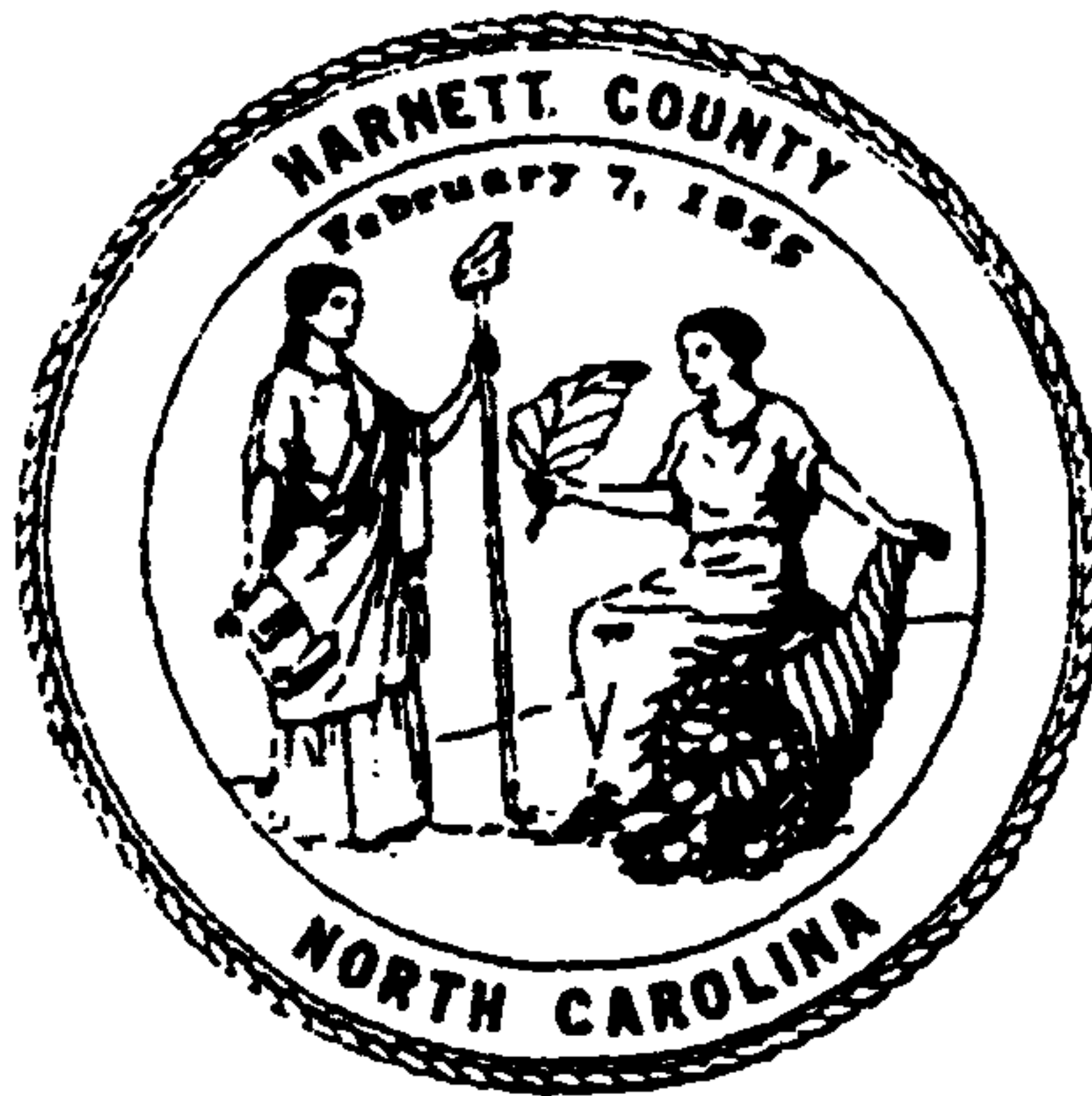
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

BEGINNING at an iron pipe, said iron pipe being located on the right-of-way at the southeast intersection of Secondary Road 2064 (60 ft. right-of-way) and Secondary Road 2046 (60 ft. right-of-way), and running thence with the southern margin of said Secondary Road 2064 North 63 deg. 24' 43" East 33.74 feet to a point; thence North 63 deg. 00' 28" East 100.27 feet to a point; thence North 62 deg. 23' 36" East 100.33 feet to a point; thence North 61 deg. 45' 45" East 100.47 feet to a point; thence North 60 deg. 36' 49" East 100.45 feet to an iron pipe; thence leaving the southern right-of-way margin of said Secondary Road 2064 South 04 deg. 10' 28" West 276.64 feet to an iron rod; thence North 81 deg. 54' 32" West 370.00 feet to an iron pipe on the eastern right-of-way margin of Secondary Road 2046 (60 ft. right-of-way); thence with eastern right-of-way margin of said Secondary Road 2046 North 05 deg. 43' 19" East 20.00 feet to the point and place of BEGINNING, containing 1.24 acres, more or less, and being a portion of the lands as shown on an unrecorded map entitled Property of the William B. Lasater Estate, dated June, 1984, by Eldridge B. Barefoot, Jr., Registered Land Surveyor.

This is a part of the land conveyed to Gilbert S. Lasater by deed recorded in Book 772, at Page 563, Harnett County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 09/03/2009 02:55:40 PM

Book: RE 2667 Page: 787-790

Document No.: 2009013841

DEED 4 PGS \$20.00

NC REAL ESTATE EXCISE TAX: \$426.00

Recorder: ANGELA J BYRD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

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