

TRUE AND CERTIFIED

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 4234 Page: 1552 - 1554 (3) Fee: \$26.00
Instrument Number: 2024007915

HARNETT COUNTY TAX ID#
130630 0023 01

05-13-2024 BY MC

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546
The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#130630 0023 01
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 13th day of May, 2024, by and between **Brent Elliot Gregory, unmarried and Brad Edward Gregory and spouse, Jessica Gregory** of 161 Billy Matthews Lane, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Brad Edward Gregory and spouse, Jessica Gregory** of 161 Billy Matthews Lane, 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 Upper Little River Township of said County and State, and more particularly described as follows:

BEING ALL that property described in a deed recorded in Deed Book 1421, Pages 561-562 of the Harnett County Registry, and conveyed thenceforth by will from Jennie Lynn Holmes (see Gregory) to the Grantor, as probated in Harnett Co. File No. 05E323 (In re: Estate of Jennie Lynn Holmes).

BEING all that 1.00-acre tract as shown on the map entitled "Survey For: Jennie L. Gregory" made by Bennett Surveys, Inc., dated April 25, 2000, and recorded as Harnett County Registry Map No. 2000-335. Together with an easement from US Highway 421 to the 1.00-acre tract shown on said map as "Proposed 30' ingress, egress, regress, and utility easement".

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 hereinabove described being the same property acquired by Grantor in Book 2809, Page 968, Harnett County Registry.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

**The property herein described is (x) or is not () 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

Brent Elliot Gregory (SEAL)
Brent Elliot Gregory

STATE OF NC
COUNTY OF Harnett

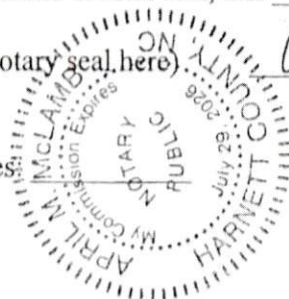
I, a Notary Public of the County and State aforesaid, certify that Brent Elliot Gregory, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 13 day of May 2024.

(place notary seal here)

April M McLamb
Notary Public

My Commission Expires:



GRANTOR

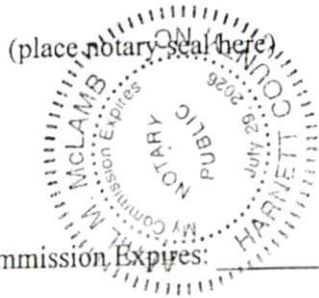
Brad Edward Gregory (SEAL)
Brad Edward Gregory

Jessica Gregory (SEAL)
Jessica Gregory

STATE OF NC
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Brad Edward Gregory and spouse, Jessica Gregory personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 13 day of May 2024.



April M. McLamb
Notary Public

My Commission Expires: _____