

HARNETT COUNTY TAX ID#
080641 0051 14

08-03-2021 BY SB

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Aug 03 01:08 PM NC Rev Stamp: \$ 874.00
Book: 4023 Page: 723 - 724 Fee: \$ 26.00
Instrument Number: 2021017965

Submitted electronically by Adams, Howell, Sizemore & Adams, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$874.00

Parcel Identifier No. 080641 0051 14 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: Lot 1, Morgan Farm Subdivision

THIS DEED made this 2nd day of August, 2021, by and between

GRANTOR

GRANTEE

Stephenson Builders, Inc., a North Carolina
corporation

Erika M. Bouchard and husband,
Keith B. Bouchard

460 Ausley Road
Fuquay-Varina, NC 27526

25 Morgan Farm Drive
Lillington, NC 27546

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 1, Morgan Farm Subdivision, as depicted in Map # 2017-222 through 223, Harnett County Registry.

All or a portion of the property herein conveyed ____ includes or does not include the primary residence of a 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, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2021 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

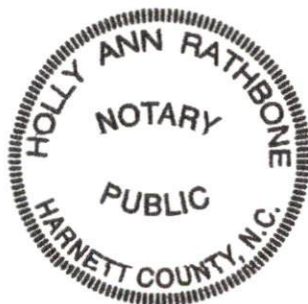
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR(S):

Stephenson Builders, Inc., a North Carolina corporation

By: [Signature] (SEAL)
Philip Drew Stephenson, President

State of NC - County or City of Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Philip Drew Stephenson personally came before me this day and acknowledged that he is the President of Stephenson Builders, Inc., a North Carolina corporation, 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 2 day of August, 2021.



(Affix Seal)

[Signature]
Holly Ann Rathbone
Notary's Printed or Typed Name
My Commission Expires: 8/27/23