

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
08/21/2024 03:58:54 PM NC Rev Stamp: \$0.00  
Book: 4248 Page: 2207 - 2209 (3) Fee: \$26.00  
Instrument Number: 2024014711

HARNETT COUNTY TAX ID #  
099575 0148 56

08-21-2024 BY: SM

**Prepared by: Law Office of Miranda R. McCoy**

**Return to: Grantee**

**No Revenue**

**North Carolina Quit Claim Deed**

**"Title not Examined or Certified"**

THIS INDENTURE, made on this 17<sup>th</sup> day of July, 2024, by and between the Felicia I Copeland, single and Ethel M. Copeland Payne as Grantors with an address of 21 Portland Way Wheatly Heights, NY 11798, and Ann M. Merchant, unmarried and Anthony D. Green, unmarried with an address of 125 Florence Drive, Cameron NC 28326 hereinafter referred to as Grantee.

The designation Grantor and Grantee shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine, feminine, or neutral as required by context.

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 near the City of Cameron Harnett County, North Carolina, and more particularly described as:

Being all of Lot 6A, as shown on a map entitled "Minor Subdivision for Felicia Copeland and Ethel Copeland." Dated 7-15-2024 as prepared by Michael A. Cain, PLS and recorded in Map Book 2024 Page 393, Harnett County Registry, to which Plat Reference is Hereby made for a Greater Certainty of Description.

**\*\*Should the Grantee decide to Sell the property it has to be sold back to Felicia I Copeland and Ethel M. Copeland Payne\*\*** AM Ann Cop ILL

To have and to hold the aforesaid lot, tract, or parcel of land and all privileges thereunto belonging to the Grantee(s) and heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

submitted electronically by "McCoy Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

And the Grantor covenants to the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will not warrant or defend the title against the lawful claims of all persons claiming by through or under Grantor, other than the following exceptions: Easements, restrictions and rights of way of record; and ad valorem taxes for 2023.

IN TESTIMONY WHEREOF, Grantors have signed and sealed this deed 18 day of July, 2024

Felicia I. Copeland (SEAL)

Felicia I. Copeland

Ethel M. Copeland Payne (SEAL)

Ethel M. Copeland Payne

STATE OF NC COUNTY OF Cumberland

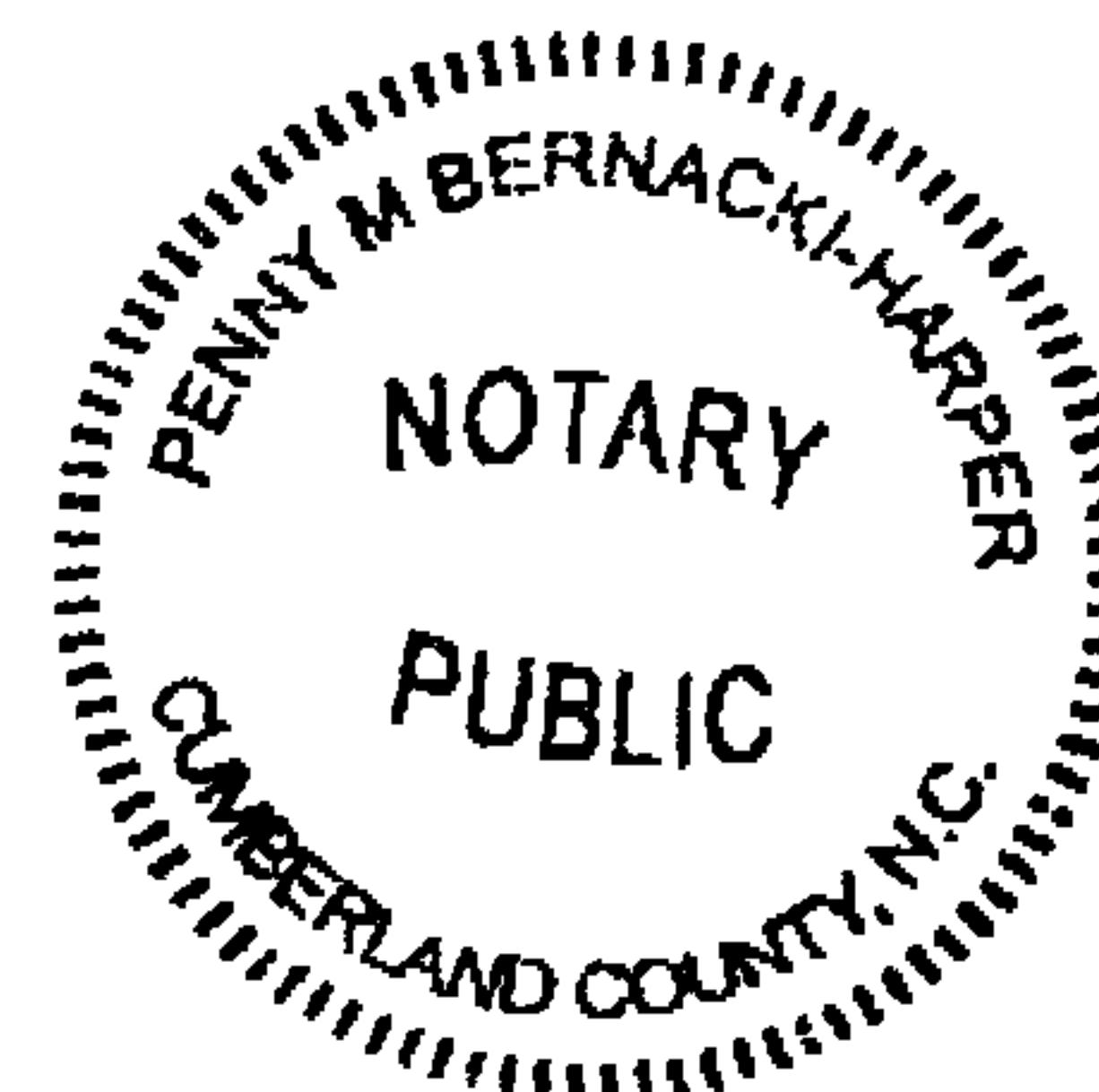
I, Penny M. Bernacki-Harper Notary Public of said County and State do hereby certify that Felicia I. Copeland, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 18 day of July, 2024.

Penny M. Bernacki-Harper

Notary Public -

My Commission Expires: 7/26/2027



STATE OF NC COUNTY OF Cumberland

I, Penny M. Bernacki-Harper Notary Public of said County and State do hereby certify that Ethel M. Copeland Payne, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 18 day of July, 2024.

Penny M. Bernacki-Harper

Notary Public -

My Commission Expires: 7/26/2027

