

For Registration Matthew S Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 3921 Page: 22 - 25 Fee: \$ 28.00
Instrument Number: 2021000483

HARNETT COUNTY TAX ID #
021537 0099

01-08-2021 BY: EG

Prepared by and return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: \$0
Parcel ID No.: 021537 0099

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 4th day of January, 2021, by and between **JANET H. BRYANT, widow** of 134 Bill Place Lane, Dunn, NC 28334, hereinafter called **GRANTOR**, and **JANET H. BRYANT, widow and WILLIAM JEFFREY BRYANT, married, as joint tenants with right of survivorship** of 134 Bill Place Lane, Dunn, NC 28334, hereinafter called **GRANTEE**.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Averagesboro Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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

All or a portion of that property herein conveyed does include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 580, Page 282, Harnett County Registry.

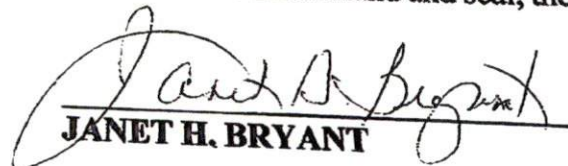
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2021 ad valorem taxes which are not yet payable.

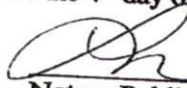
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.


JANET H. BRYANT

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Janet H. Bryant** appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 4th day of January, 2021.


Notary Public

My Commission Expires: 5/31/21

