

Matthew S. Willis Register of Deeds
Harnett County, NC
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Instrument Number: 2023004135

HARNETT COUNTY TAX ID#
021507 0290
& others
03-20-2023 BY AG

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

PID#021507 0290; 021507 0262; 021507 0261; 021507 0260; & 021507 0259
REVENUE STAMPS: \$110.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 16th day of March, 2023, by and between **Stand Sure Custom Homes, Inc. a North Carolina Corporation**, of 31 White Tail Path Erwin, NC 28339 (hereinafter referred to in the neuter singular as "the Grantor") and **Kari April Peguero and spouse, Juan Onel Peguero** of 195 Clover Ridge Angier, NC 27501 (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 Averasboro Township of said County and State, and more particularly described as follows:

Tract I PID# 021507 0290

Being all of Lots Nos. 79 and 80, shown upon that map of the Marvin Jernigan lands dated December 7, 1946, made by W. J. Lambert, Registered Surveyor, and recorded in the Office of the Register of Deeds of Harnett County in Map Book No. 5, at Page 85, and described as follows:

Beginning at a stake in the eastern margin of Lucas Street, which stake is 175 feet in a northern direction from the intersection of Lucas Street and the northern margin of Wonder Town Drive shown upon the map above referred to and runs along the eastern margin of Lucas Street in a northern direction 65 feet to a stake; thence in an eastern direction and parallel with Wonder Town Drive, 145 feet to a stake; thence along the western line of Lot No. 81 shown upon said map, in a

southern direction 65 feet to a stake; thence along the northern margin of Lot No. 78 shown upon said map, in a western direction 145 feet to the beginning.

For further reference see deed in Book 324, Page 17, Harnett County Registry.

Tract II PID# 021507 0259

Being all of Lots Nos. 76 and 77 shown upon that map of the subdivision of Marvin Jernigan lands, near East Erwin, NC., made by W. J. Lambert, Reg. Sur., dated December 7, 1946, and described as follows:

Beginning at a stake in the southern margin of Lucas Street which stake is 75 feet South 55 degrees 10 minutes East from the intersection of the Southern margin of Lucas Street and the Eastern margin of Wonder Town Drive, and runs as the Southern margin of Lucas Street North 55 degrees 10 minutes East 50 feet to a stake, thence along the western line of Lot No. 78 shown upon the map referred to above, South 34 degrees 50 minutes East 145 feet to a stake; thence along the Northern margin of Lot No. 81, shown upon said map above referred to, South 55 degrees 10 minutes West 50 feet to a stake; thence along the Eastern margin of Lot No. 75 shown upon said Map, North 34 degrees 50 minutes West 145 feet to the beginning.

For further reference see deed in Book 339, Page 245, Harnett County Registry.

Tract III PID# 021507 0260

Being all of Lot 78 shown upon that map of the Marvin Jernigan lands dated December 7, 1946, made by W. J. Lambert, Registered Surveyor, and recorded in the Office of the Register of Deeds of Harnett County in Map Book No. 5, at Page 85 and described as follows:

Beginning at a stake in the eastern margin of Lucas Street, which stake is 150 feet in a northern direction from the intersection of Lucas Street and the northern margin of Wonder Town Drive shown upon the map above referred to, and runs along the eastern margin of Lucas Street in a northern direction 25 feet to a stake; thence in an eastern direction, and parallel with Wonder Town Drive, and along the southern margin of Lot No. 79 shown upon said map, 145 feet to a stake; thence along the western line of Lot No. 81 shown upon said map, in a southern direction, 25 feet to a stake; thence along the northern margin of Lot No. 77 shown upon said map, in a western direction 145 feet to the beginning. See Book 324, Page 16, Registry of Harnett County.

For further reference see deed in Book 452, Page 76, Harnett County Registry.

Tract IV PID# 021507 0261

Being all of Lot Number eight-one (81), in the subdivision of the Marvin Jernigan property, near East Erwin, North Carolina, according to the map or plat of said property made by W. J. Lambert, Surveyor, on December 7th, 1946, which map is recorded in Map Book 5, Page 85, Registry of Harnett County and reference is hereby made to said map for a more accurate description of said property by metes and bounds. and being one of the lots conveyed by deed dated November 4, 1950, from Marvin Jernigan and wife, Donnie W. Jernigan, to Riley A. Butler, which deed is recorded in the Office of the Register of Deeds for Harnett County. For further reference see Deed from Riley A. Butler and wife, Thelma E. Butler to Eldridge Whitman and wife, Nettie Whitman, recorded in Office of the Register of Deeds of Harnett County in Book 323, Page 575.

For further reference see deed in Book 541, Page 96, Harnett County Registry and Book 649, Page 224 of the Harnett County Registry.

For reference to chain of title for the above described Tracts I thru IV see Book 1346, Page 434, Harnett County Registry.

Tract V PID# 021507 0262

Being all of Lot Number 82 in the subdivision of the Marvin Jernigan property, near East Erwin, North Carolina, according to the map or plat of said property made by W. J. Lambert, Surveyor, on December 7, 1946, which map is recorded in Map Book 5, Page 85, Registry of Harnett County and reference is hereby made to said map for a more accurate description of said property by metes and bounds.

The above described tracts being the same tract acquired by William Thomas Bass in Deed Book 4162, Page 899, and Deed Book 3196, Page 720, Harnett County Registry. For reference to chain of title see Book 541, Page 96; Book 392, Page 428; Book 323, Page 575; Book 649, Page 224; Book 656, Page 707; and Book 1346, Page 437, Harnett County Registry.

William Thomas Bass died intestate on September 4, 2022 survived by his wife Bonnie Blackmon Bass, two daughters April Bass and Kimberly Beasley and one son Michael Ethan Thomas Bass. See Estate File No. 22E851, Harnett County Clerk of Superior Court.

The property hereinabove described being the same property acquired by Grantor in instrument recorded in Book 4171, Page 2374-2381 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 () or is not (X) 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:

Stand Sure Custom Homes, Inc., a North Carolina Corporation

By: Daniel Chad Anderson
By: Daniel Chad Anderson, President

CORPORATE ACKNOWLEDGMENT

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public for said County and State, certify that Daniel Chad Anderson, personally appeared before me this day, and being by me duly sworn, acknowledged that he is President of Stand Sure Custom Homes, Inc., a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this 17th day of March, 2023.

(SEAL)

Sheila F. Graham
Notary Public

My Commission Expires: 8/8/2026

