

Matthew S. Willis Register of Deeds
Harnett County, NC
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Instrument Number: 2024015252

HARNETT COUNTY TAX ID#
120566 0081 01

08-29-2024 BY MC

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

PID#120566 0081 01
REVENUE STAMPS: \$140.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 28th day of August, 2024, by and between **Roy A. Campbell and spouse Jamie S. Campbell**, of 321 Griffin Road Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Mellen Properties LLC**, of 263 Blue Grass Court 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 Stewarts Creek Township of said County and State, and more particularly described as follows:

Proeprty Address: 273 Pendergraft Road Bunnlevel NC 28323

BEING all of Tract #2 containing 1.106 acres total less 0.055 acres in the road right-of-way for a net acreage of 0.945 acres, more or less, as shown on map entitled "Lot Recombination and Minor Subdivision Owned by, Surveyed and Mapped for: Roy Allan Campbell" dated January 25, 2022 by Stancil & Associates, PLS and recorded in Plat Book 2022, Page 90, Harnett County Register of Deeds.

The property hereinabove described being the same property acquired by Grantor in Book 4117, Page 604, Harnett County Registry.

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 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

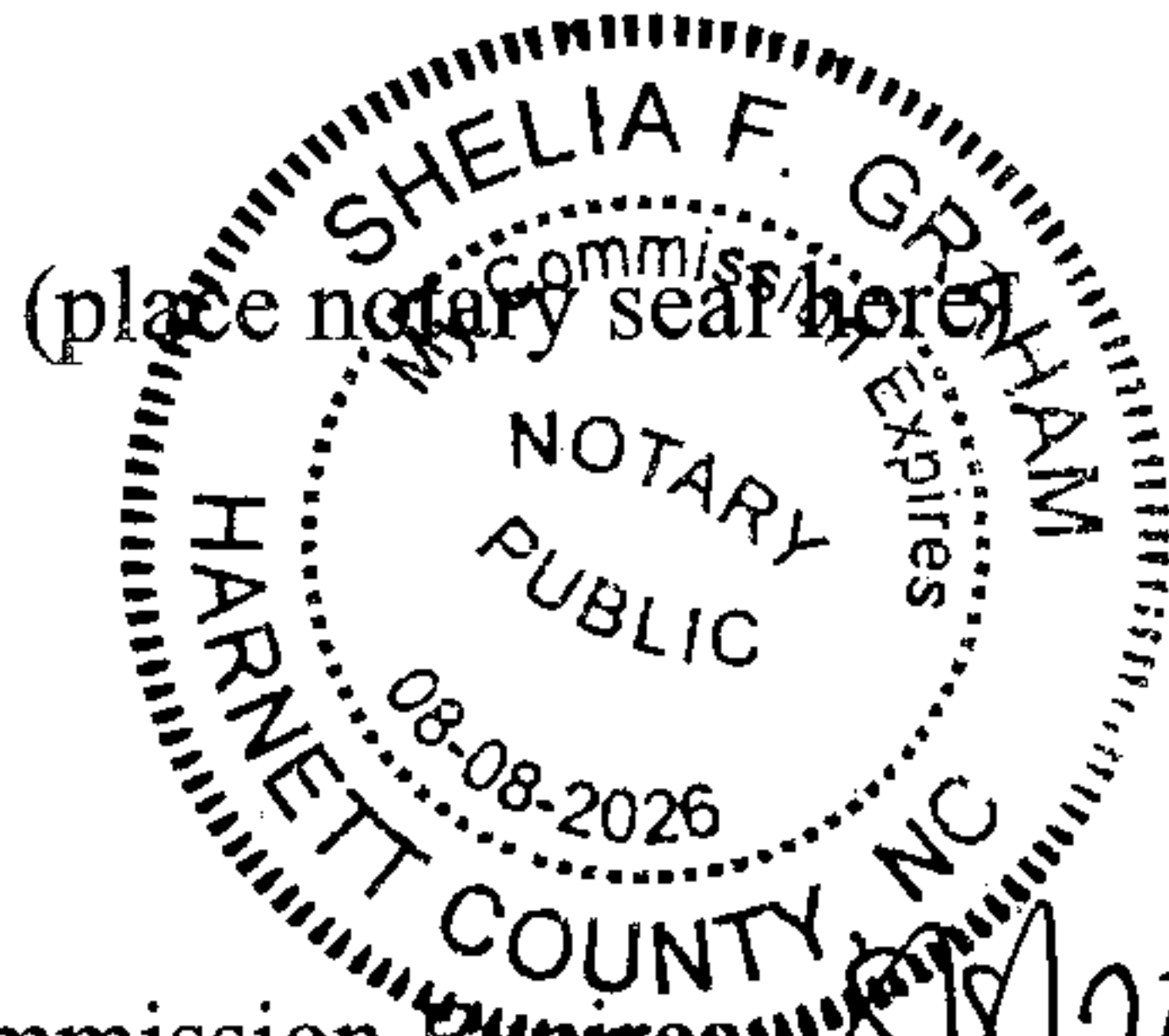
[Signature] (SEAL)
Roy A. Campbell

[Signature] (SEAL)
Jamie S. Campbell

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Roy A. Campbell and Jamie S. Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 29th day of August, 2024.



[Signature]
Notary Public

My Commission Expires 8/8/2026