

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2018 JUL 16 03:43:10 PM
BK:3623 PG:559-581
FEE: \$26.00
EXCISE TAX: \$342.00
INSTRUMENT # 2018010238
SARTIS

HARNETT COUNTY TAX ID#

06-0596-0008

7-16-18 BY SB



2018010238

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by and after recording, mail to: Cecil B. Jones, JONES AND JONES, P.L.L.C. PO Box 397, Dunn, NC 28335

EXCISE TAX: \$342.00

Parcel ID No. 0605960068

THIS DEED, made this 16 day of July, 2018, by and between, MELISSA GRAY TYNDALL (FORMERLY MELISSA GRAY JACKSON) and husband, JEREMY TYNDALL, 220 Robin Loop, Dunn, North Carolina 28334, hereinafter called GRANTORS and MAEGAN THORNTON and husband, JONATHAN THORNTON, 765 Iris Bryant Road, Dunn, North Carolina 28334, hereinafter called GRANTEES.

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all of that certain lot or parcel of land situated Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

Beginning at a stake in the north margin of N.C. Highway #82 the southwest corner of the lot described in deed from Lida Ivey to Malcolm Ivey dated December 10, 1995, which is recorded in Book 632, Page 231, Harnett County Registry, and runs thence North 35 degrees 19 minutes East 244.73 feet; thence South 17 degrees 52 minutes East 173.39 feet to an iron pin; thence South 26 degrees 53 minutes West 142.03 feet to the north margin of N.C. Highway #82; thence with the north margin of said highway North 53 degrees 40 minutes West 160.10 feet to the beginning, and being a part of the land described

in deed from Michael J. McLeod, Commissioner, to R.O. Byrd, dated January 28, 1982, which is recorded in the Office of the Register of Deeds of Harnett County, North Carolina.

The property herein described is the primary residence of the Grantors (NCGS 105-317.2).

The property herein above described was acquired by Grantor by instrument in Book 3007, Page 391, Harnett County Registry.

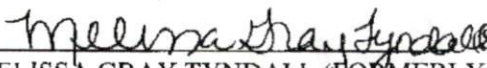
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

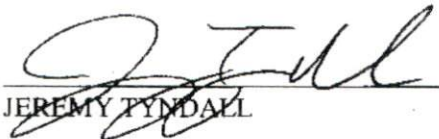
Title to the property herein above described is subject to the following exceptions:

- a. General utility easements for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.



MELISSA GRAY TYNDALL (FORMERLY
MELISSA GRAY JACKSON) (SEAL)

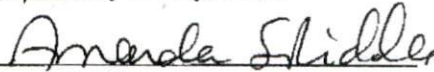


JEREMY TYNDALL (SEAL)

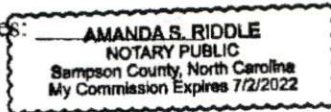
NORTH CAROLINA
HARNETT COUNTY

I, Amanda S. Riddle, a Notary Public for Sampson County, North Carolina, do hereby certify that MELISSA GRAY TYNDALL (FORMERLY MELISSA GRAY JACKSON) and husband, JEREMY TYNDALL appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 16 day of July, 2018.


Notary Public

My Commission Expires:



Date	Description
07/16/2018	PARCEL AVERAS T
Book	Page
3623	559
DocNo	Kind
2018010238	DEED

Grantors

TYNDALL, MELISSA GRAY
JACKSON, MELISSA GRAY
TYNDALL, JEREMY

Grantees

THORNTON, MAEGAN
THORNTON, JONATHAN

Tax \$342.00