

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2020 Oct 30 12:19 PM NC Rev Stamp: \$ 386.00  
Book 3889 Page 819 - 821 Fee: \$ 26.00  
Instrument Number: 2020020028

HARNETT COUNTY TAX ID #  
139692 0014 48

10-30-2020 BY: MT

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$386.00

Parcel ID #: 139692 0014 48

Mail/Box to: Hutchens Law Firm LLP, 35 Plantation Drive, Cameron NC 28326 File: CAM 1314901  
This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615  
(Without Benefit of Title Exam or Tax Advice)  
Brief description for Index: Lot #7 Turkey Trot Map #2001-263

THIS DEED made this 20th day of October 2020, by and between:

GRANTOR

GRANTEE

**Matthew T. Blanchard and spouse,  
Rebecca D. Blanchard**

**15882 Danbury Dr.  
Salem, OH 44460**

**Darrell Bridges Collins, Jr. an unmarried man**

**310 Turkey Path Road  
Broadway, NC 27505**

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

**Being all of Lot 7, in a subdivision known as TURKEY TROT, according to a plat of same being duly recorded in Book of Plats 2001, and Page 263, Harnett County Registry, North Carolina. Grantor Conveys any interest in the improvements on the property, specifically the manufacutred home identified as a 2001 Champion Home, Serial Number GEO1303584 & GEO1303585.**

The property described above was acquired by Grantor by instrument recorded in Book 2280, Page 35. A map showing the above described property is recorded in Book of Maps 2001, Page 263.

All or a portion of the property conveyed is not the principal residence of the Grantor.

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



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$395.00

Parcel ID #: 139692 0014 48

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615  
(Without Benefit of Title Exam or Tax Advice)

Brief description for Index: Lot #7 Turkey Trot Map #2001-263

THIS DEED made this 20th day of October 2020, by and between:

GRANTOR

**Matthew T. Blanchard** and spouse,  
**Rebecca D. Blanchard**

GRANTEE

**Darrell Bridges Collins**, an unmarried man

310 Turkey Path Road  
Broadway, NC 27505

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

Being all of Lot 7, in a subdivision known as **TURKEY TROT**, according to a plat of same being duly recorded in Book of Plats **2001**, and Page **263**, Harnett County Registry, North Carolina

The property described above was acquired by Grantor by instrument recorded in Book **2280**, Page **35**.  
A map showing the above described property is recorded in Book of Maps **2001**, Page **263**.

All or a portion of the property conveyed  is/ is not a principal residence of the Grantor.



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.

Grantor covenants with 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, other than the following exceptions:  
Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing the day and year written above.

Rebecca D. Blanchard  
Rebecca D. Blanchard

(SEAL)

Matthew T. Blanchard by Rebecca D. Blanchard  
Matthew T. Blanchard by Rebecca D. Blanchard, Attorney in Fact

(SEAL)

Attorney in Fact

State of North Carolina, County of Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that that **Rebecca D. Blanchard**, attorney in fact for **Matthew T. Blanchard**, personally appeared before me this day, and being by me duly sworn says that (s)he executed the foregoing and annexed instrument for and on behalf of the said **Matthew T. Blanchard** and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, in the County of Harnett, State of North Carolina, on the 20th day of October, 2020, Book 3884, Page 792 and that this instrument was executed under and by the virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said **Rebecca D. Blanchard** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said **Matthew T. Blanchard**.

Date: 10.20.2020

H. Susan Snyder

(Official Seal)

H. Susan Snyder

, Notary Public

My commission expires: 01.08.2025



ADDITIONAL NOTARY PAGE TO FOLLOW



STATE OF North Carolina

COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Rebecca D. Blanchard**

Date: 10.20.2020

(Official Seal)

H. Susan Snyder

Printed Name: H. Susan Snyder

My commission expires: 01.08.2025

