

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/16/2024 03:27:49 PM
Book: 4248 Page: 130 - 132 (3)
Instrument Number: 2024014406

NC Rev Stamp: \$702.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
050624 0023 12

08-16-2024 BY: MMC

This instrument prepared by S. Caleb Varnell, a licensed N.C. attorney. Delinquent tax, if any, to be paid to the Harnett County Tax Collector by the closing attorney upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$702.00

Parcel Identifier No.: 050624 0023 12

Mail after recording to: Teresa King Brooks and Tildon Jones Brooks, Jr., 6578 River Road, Fuquay-Varina, NC 27526

This instrument was prepared by: The Law Office of S. Caleb Varnell, PLLC, 308 West Millbrook Road, D #100, Raleigh, NC 27609

Brief Description from the Index: Lot 1, 2.00 Acres

THIS DEED made this 16th day of August, 2024, by and between

GRANTOR

Pierce Hamilton Prince, an unmarried man

96 Periwinkle Place
Clayton, NC 2

GRANTEE

Teresa King Brooks and Tildon Jones Brooks, Jr., a married couple

6578 River Road
Fuquay-Varina, NC 27526

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 , City of Fuquay-Varina, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 4209, Page 1734, Harnett County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

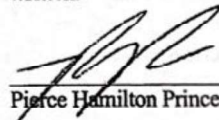
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

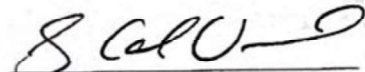
ad valorem taxes for tax year 2024; covenants, easements, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Pierce Hamilton Prince

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, S. Caleb Varnell, Notary Public, do hereby certify that Pierce Hamilton Prince personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 16 day of August, 2024.


Official Signature of Notary
Printed or typed name of Notary S. Caleb Varnell
My Commission Expires: 10/15/2028

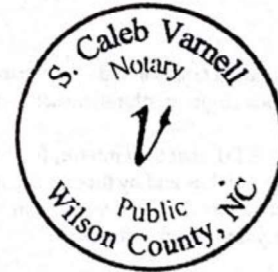


Exhibit "A"

BEING all of Lot 1, containing 2.00 acres, as shown on that survey entitled "Minor Subdivision Survey for Pierce Hamilton Prince and Hope Harrington Sears," dated June 16, 2023, and recorded in Map Number 2023-385, Harnett County Registry.

Tax Parcel Number: 050624 0023 12

Property Address: 6578 River Road, Fuquay-Varina, NC 27526