



Instrument #: 2024003633
 Recorded: 03/06/2024 12:52:58 PM
 Fee Amt: \$26.00 Page 1 of 3
 Excise Tax: \$0.00
 Harnett County, North Carolina
 Matthew S. Willis, Register of Deeds
 BK 4225 PG 2837 - 2839 (3)

HARNETT COUNTY TAX ID#

050613 0177
050613 0274

3-6-24 BY SM

Revenue \$0

Parcel ID#: 0506130177 & 0506130274

NORTH CAROLINA QUIT CLAIM DEED

This instrument drafted by: Capital to Coast NC Law Group
 (Without Title Examination, Tax or Legal Advice)

After recording mail to: Grantee

Brief description for the index: Lot 23-M & 24-M Captains Landing Block 9

This deed, made and entered into this 25th day of February, 2024

GRANTOR	GRANTEE
Robert H. Quackenbush and spouse, Cathy Quackenbush 1404 Farmview Road, Hillsborough, NC 27278	Jamie Lee Sprague, single Mailing Address 4890 Cokesbury Road, Fuquay Varina, NC 27526 Property Address 144 Royal Street, Fuquay Varina, NC 27526

The above described property () does (XX) does not include the primary residence of the Grantor.

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee, its heirs, successors, administrators and assigns, all that certain lot or parcel of land, which was acquired by Grantor by deed recorded in Book 1257, Page 11, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A Legal Description

TO HAVE AND TO HOLD the aforesaid tract 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:

Subject to Ad valorem taxes for the current year:

Easements, Rights of way and Restrictions which may appear of record:

General Utility Easements of record:

Restrictive and Protective Covenants of record

IN WITNESS WHEREOF, the Grantor(s) has duly executed the foregoing as of the day and year first above written.

Robert H. Quackenbush (SEAL)
Robert H. Quackenbush

Cathy Quackenbush (SEAL)
Cathy Quackenbush

STATE OF NORTH CAROLINA

Harnett COUNTY

I, R. Michelle Floyd, the undersigned Notary Public of the County and State aforesaid, certify that

Robert H. Quackenbush and Cathy Quackenbush, personally appeared before me this day and acknowledged the execution of

the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day of February, 2024.

R. Michelle Floyd
NOTARY PUBLIC SIGNATURE

R. Michelle Floyd
NOTARY PUBLIC PRINTED NAME

My Commission expires: 2-27-2027

SEAL-STAMP

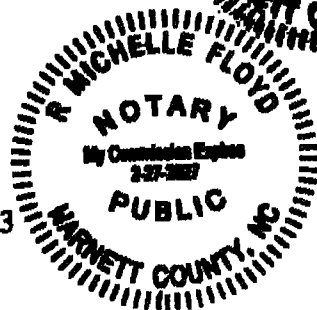
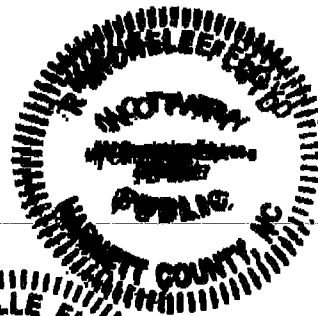


Exhibit A Legal Description

Being all of Lots 23-M and 24-M Captains Landing Block 9 as recorded in Book of Maps 21, Page 52 of the Harnett County Registry.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, or has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.