

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/24/2024 12:20:23 PM NC Rev Stamp: \$365.00
Book: 4257 Page: 2393 - 2394 (2) Fee: \$26.00
Instrument Number: 2024018902

HARNETT COUNTY TAX ID #
130631 0014 01

10-24-2024 BY: SM

COMMISSIONER'S DEED

Excise Tax \$365.00

Parcel Identifier No. 13-0631-0014-01

Mail after Recording to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A.,
PO Box 790, Angier, NC 27501

Our File No.: 24-374

Brief description for the
Index:

Tract A, 5.19 Acres, Arnold Property,
Map Book 2010, Page 505

THIS COMMISSIONER'S DEED, made this 21st day of October, 2024, by and
between

<u>GRANTOR</u>	<u>GRANTEE</u>
William M. Pope, Commissioner in Harnett County Special Proceeding File No. 23SP001154-420 PO Box 790 Angier, NC 27501	Janice Daguro Opatha 2704 Triple Oak Drive Morrisville, NC 27560

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 and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Angier, Upper Little Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract "A" containing 5.19 acres total (more or less) as shown on a map entitled, "Recombination Survey For: Glenda Fay Arnold", recorded in Map Number 2010-505, Harnett County Registry.

This being the same property described in warranty deed dated September 4, 2013, from Lavon Robeson, widower to Raven Robeson, Terrell Graham and Aaron Robeson and recorded in Deed Book 3157, Page 187, Harnett County Registry. For further reference see: Death Certificate of Janice Denise Graham Robinson (DOD: 12/25/2010), Harnett County Registry; Deed Book 2768, Page 623, Harnett County Registry and Special Proceeding File No. 23SP001154-420, Harnett County Clerk of Superior Court.

Said property is commonly known as: 3715 S. River Road, Lillington, NC 27546.

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.

Submitted electronically by "Pope & Pope, Attorneys at Law, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

- 1. RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
- 2. 2024 COUNTY OF HARNETT AD VALOREM TAXES AND SUBSEQUENT YEAR TAXES.

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

GRANTOR:

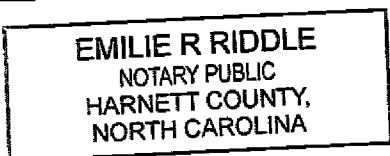
William M. Pope, Commissioner (SEAL)

 William M. Pope, Commissioner

STATE OF NORTH CAROLINA,
 COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **William M. Pope, Commissioner** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 22 day of October, 2024.



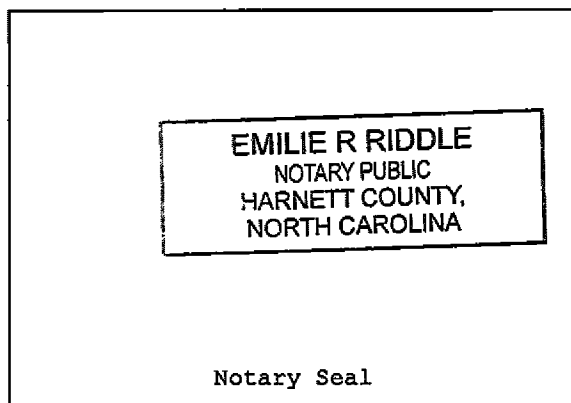
Emilie R Riddle

 NOTARY PUBLIC

Emilie R Riddle

 Notary's printed or typed name

My commission expires: 08/28/2028



Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/24/2024 12:20:24 PM NC Rev Stamp: \$0.00
Book: 4257 Page: 2395 - 2396 (2) Fee: \$26.00
Instrument Number: 2024018903

HARNETT COUNTY TAX ID #
130631 0014 01

10-24-2024 BY: SM

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00 (NO TITLE SEARCH PERFORMED, NO TITLE OPINION GIVEN)

Parcel Identifier No. 13-0631-0014-01 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 24-374)

Brief description for the Index: Tract A, 5.19 Acres, Glenda Fay Arnold Prop., MB 2010/505

THIS DEED made this 22 day of October, 2024, by and between

GRANTOR

Raven Bynum also known as Raven Robeson and husband, James Reginald Bynum, Jr.

3715 S. River Road
Lillington, NC 27546

GRANTEE

Janice Daguro Opatha

2704 Triple Oak Drive
Morrisville, NC 27560

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of _____, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract "A" containing 5.19 acres total (more or less) as shown on a map entitled, "Recombination Survey For: Glenda Fay Arnold", recorded in Map Number 2010-505, Harnett County Registry.

This being the same property described in warranty deed dated September 4, 2013, from Lavon Robeson, widower to Raven Robeson, Terrell Graham and Aaron Robeson and recorded in Deed Book 3157, Page 187, Harnett County Registry. For further reference see: Death Certificate of Janice Denise Graham Robinson (DOD: 12/25/2010), Harnett County Registry; Deed Book 2768, Page 623, Harnett County Registry and Special Proceeding File No. 23SP001154-420, Harnett County Clerk of Superior Court.

Said property is commonly known as: 3715 S. River Road, Lillington, NC 27546.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3157, Page 187

Harnett County Registry

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2010 page 505.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

1. 2024 ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

By: _____ (Entity Name) Raven Bynum (SEAL)
 Print/Type Name: Raven Bynum (aka Raven Robeson)

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: James Reginald Bynum, Jr.

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Harnett
 I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Raven Bynum (aka Raven Robeson) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22 day of October, 2024.

My Commission Expires: 08/28/2028 (Affix Seal)
 EMILIE R RIDDLE
 NOTARY PUBLIC
 HARNETT COUNTY,
 NORTH CAROLINA
Emilie Riddle
 Notary's Printed or Typed Name

State of North Carolina - County or City of Harnett
 I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that James Reginald Bynum, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22 day of October, 2024.

My Commission Expires: 08/28/2028 (Affix Seal)
 EMILIE R RIDDLE
 NOTARY PUBLIC
 HARNETT COUNTY,
 NORTH CAROLINA
Emilie Riddle
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
 _____ Notary Public
 Notary's Printed or Typed Name