

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Nov 30 02:55 PM NC Rev Stamp \$ 660.00
Book: 3903 Page 214 - 215 Fee \$ 26.00
Instrument Number: 2020022233

HARNETT COUNTY TAX ID #
050625 0038 03

11-30-2020 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.00

Parcel Identifier No. 050625003803 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Zdenek Law Firm, PA, 309 N. Salem Street, Apex, NC 27502

This instrument was prepared by: Zdenek Law Firm, PA, 309 N. Salem Street, Apex, NC 27502

Brief description for the Index: Tract 5B1 of J.E. Smith Estate

THIS DEED made this 15th day of November, 2020 by and between

GRANTOR

GRANTEE

Ashley C. Hum, an unmarried woman
237 Bowling Farm Ct.
Raleigh, NC 27603

John Ptak, Trustee of the Hillary Ptak Living Trust, udt March 21,
2011
8260 NC 42 HWY
Holly Springs, NC 27540

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 Holly Springs, Harnett County, North Carolina and more particularly described as follows: BEING all of Tract 5B1 of the J.E. Smith Estate according to Map of Survey made by Benton W. Dewar and Associates, RLS dated October 17, 1991 and recorded in Harnett County Registry, Plat Cabinet E, Slide 172D and containing 6 acres, more or less. Reference of said map is hereby made for greater certainty of description

Included in this Conveyance is a 1992 Fleetwood Manufactured Home with Serial numbers NCFLN56A07886hp and NCFLN56B07886HP as depicted on the Manufactured Home Affidavit of Affixation recorded in Book 3108, page 13-19, and the Affidavit of Correction recorded in Book 3256, Pages 300-303, in the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3618 page 380.

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

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3
North Carolina Association of Realtors, Inc. - Standard Form 3

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

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, other than the following exceptions:

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

(Entity Name) Ashley C. Hum (SEAL)
Print/Type Name: Ashley C. Hum

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

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

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

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County and State aforesaid, certify that Ashley C. Hum 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 25th day of November, 2020.
My Commission Expires: 4/22/2025
[Signature]
Notary Public



State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds