

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Oct 04 02:35 PM NC Rev Stamp: \$ 700.00
Book: 3743 Page: 430 - 432 Fee: \$ 26.00
Instrument Number: 2019014600

HARNETT COUNTY TAX ID #
130630 0014 05

10-04-2019 BY: SB

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

Return to: Hutchens Law Firm LLP 35 Plantation Drive, Cameron NC 28326 File#: CAM1285490
The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

Brief Legal: Lot 4 Ross McRae Brae

PID#: 130630 0014 05

REVENUE STAMPS: \$700.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 17th day of September, 2019, by and between **Kenneth Cummings, LLC** of 630 Griffin Road, Lillington, NC, 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Brandon Leigh Hanna and Michelle Deanna Hanna, husband and wife**, of 119 Brae Drive, Lillington, NC, 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of Lot 4 containing 1.91 acres as shown a plat survey entitled "Ross McRae Brae S/D" dated January 24, 2007, prepared by Bennett Surveys, Inc., and appearing of record at Map No. 2007-72, Harnett County Registry. Reference to said plat of survey is hereby made for a greater certainty of description.

The Property is conveyed subject to covenants and restrictions as set out in instruments recorded in Deed Book 2333, Page 209-216, Harnett County Registry and Book 1991, Pages 838-846, Harnett County Registry. The property hereinabove described being the same property acquired by Grantor in instrument recorded in Book 3359, Page 645, Harnett County Registry.

**The property herein described is not the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

Kenneth Cummings, LLC, a North Carolina Limited Liability Company

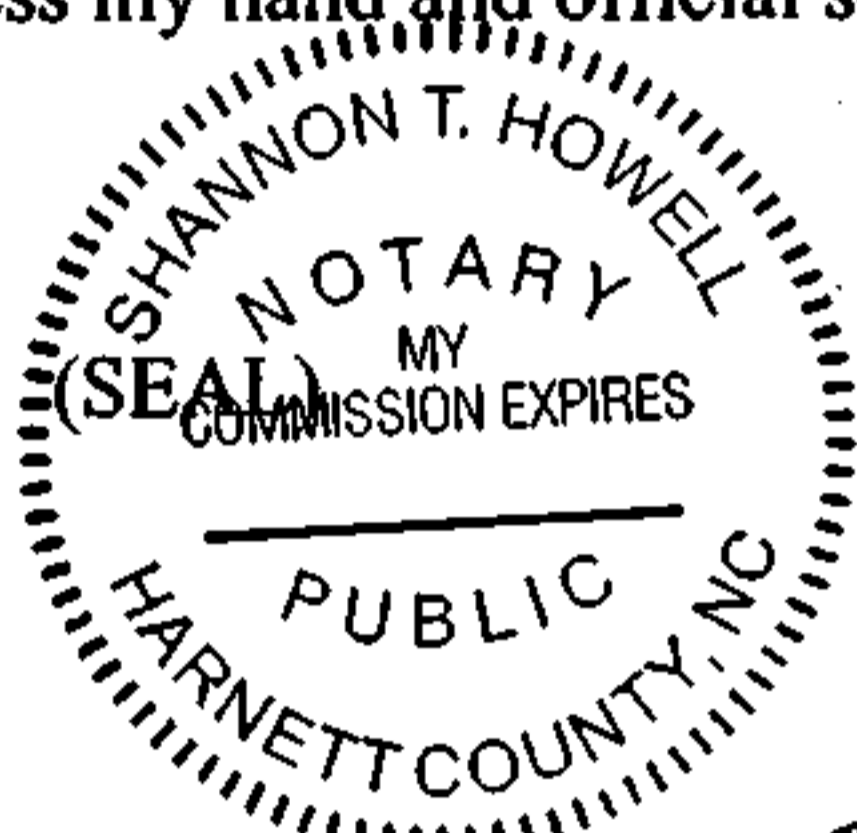
By: 
Kenneth L. Cummings, Member Manager

CORPORATE ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, a Notary Public for said County and State, certify that Kenneth L. Cummings, personally appeared before me this day, and being by me duly sworn, acknowledged that he is Member Manager of Kenneth Cummings, LLC, a limited liability company, and that he, as Member Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this 27 day of Sept., 2019.



Shannon Howell
Notary Public

My Commission Expires: 8/23/2020