

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

08/22/2023 12:20:15 PM NC Rev Stamp: \$1,220.00
Book: 4204 Page: 2140 - 2141 (2) Fee: \$26.00
Instrument Number: 2023014040

HARNETT COUNTY TAX ID #
071601 0037 02

08-22-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,220.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds
Parcel or Real Estate ID No. 071601003702 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612
Brief description for the Index: LT 1, containing 4.73 acres

THIS DEED made this 9th day of August, 2023, by and between:

GRANTOR	GRANTEE
Allen Arthur Faircloth and Dianna Lynn Faircloth, husband and wife 313 West Main Street Benson, NC 27504	Tyler Heishman and Rebekah Heishman, husband and wife 2603 Abattoir Road Coats, NC 27521

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 Town or City of Coats, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 1, containing 4.73 acres, more or less, as shown on survey entitled "Minor Subdivision of Property of: Carsie K. Denning, Sr." drawn 11/21/08 by Arthur R. Denning, recorded in Map Number 2009, Page 225, Harnett County Registry.

Property Address: 2603 Abattoir Road, Coats, NC 27521
Parcel: 071601003702

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2636, Page 748.

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

A map showing the above described property is recorded in Book of Maps 2009 at Page(s) 225.

Submitted electronically by "Jackson Law, P.C."
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: Easements and restrictions of record that do not materially affect the value of the property, 2023 Ad Valorem taxes.

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

Allen Arthur Faircloth
Allen Arthur Faircloth

Dianna Lynn Faircloth
Dianna Lynn Faircloth

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, Shelia M Byrd, Notary Public, do hereby certify that Allen Arthur Faircloth and Dianna Lynn Faircloth personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 9 day of August, 2023.

Shelia M Byrd
Official Signature of Notary
Printed or typed name of Notary Shelia M Byrd

My Commission Expires: 8/22/28



(affix seal here)