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FILED
BOOK 959 PAGE 883-885

'92 MAR 6 PM 4 51

GAYLE P. HOLDER
REGISTER OF DEEDS
HARNETT COUNTY, NC

HARNETT COUNTY
069824
STATE OF NORTH CAROLINA
MAR-9'92
Real Estate Excise Tax
204.00
204.00
RB. 1073



Excise Tax

Tax Lot No. Parcel Identifier No. 13-9691-0038
Verified by County on the day of, 19.....
by

Mail after recording to KELLY & WEST, ATTORNEYS AT LAW
POST OFFICE BOX 1118, LILLINGTON, NC 27546

This instrument was prepared by REGINALD B. KELLY

Brief description for the Index 3.614 ACRES, UPPER LITTLE RIVER TWP.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of MARCH, 1992, by and between

GRANTOR

GRANTEE

FRANKLIN D. HAMILTON
AND WIFE,
TRUDY B. HAMILTON
POST OFFICE BOX 836
LILLINGTON, NC 27546

ROBERT J. BOWERS, JR.
AND WIFE,
ANGELA H. BOWERS
ROUTE 4, BOX 298-A
LILLINGTON, NC 27546

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of, UPPER LITTLE RIVER Township, HARNETT County, North Carolina and more particularly described as follows:

SEE DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

883

TRANSFER RECORDED IN THE
OFFICE OF HARNETT COUNTY
TAX SUPERVISOR

ON 13-9691-0038
BY AKC

The property hereinabove described was acquired by Grantor by instrument recorded in
BOOK 947, PAGE 831, HARNETT COUNTY REGISTRY.

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

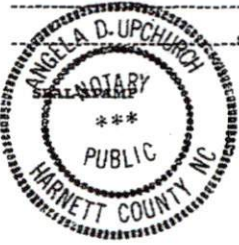
USE BLACK INK ONLY

.....
FRANKLIN D. HAMILTON (SEAL)

.....
TRUDY B. HAMILTON (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, HARNETT County.

I, a Notary Public of the County and State aforesaid, certify that FRANKLIN D. HAMILTON AND WIFE, TRUDY B. HAMILTON Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of MARCH, 1992.

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Angela D. Upchurch - Notary Harnett Co

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.

By:
Deputy/Assistant - Register of Deeds

SCHEDULE A

Attached hereto and made a part of that Deed dated March 6, 1992, from Franklin D. Hamilton and wife, Trudy B. Hamilton to Robert J. Bowers, Jr. and wife, Angela H. Bowers.

All that certain tract or parcel of land containing 3.614 acres, more or less, situate at the terminus point of Secondary Road No. 1310 (Dees Street), and located approximately 1300 feet northeast of U. S. Highway No. 421 in Upper Little River Township, Harnett County, North Carolina, according to that certain survey for Robert J. Bowers, II and wife, Angela H. Bowers by Stancil & Associates, RLS, dated February 26, 1992.

Beginning at an existing concrete monument, being a corner for the lands of John Mason with the lands of J. Hector Atkins and wife, said concrete monument being at the end of said Secondary Road No. 1310 and runs thence a new line with the lands of J. Hector Atkins and wife, North 55 degrees 33 minutes 04 seconds East 325.04 feet to an iron stake, said iron stake being set in the centerline or the run of a branch; thence a new line with the lands of J. Hector Atkins and wife, South 37 degrees 38 minutes 43 seconds East 301.37 feet to an existing iron stake; thence South 30 degrees 04 minutes 01 seconds East 161.32 feet to an existing iron stake set in the centerline or run of said branch; thence a new line with the lands of J. Hector Atkins and wife South 37 degrees 12 minutes 01 seconds West 292.17 feet to an iron stake, a new corner with the lands of J. Hector Atkins and wife in the line of the John Mason land; thence as the original division line between the lands of John Mason and the lands of J. Hector Atkins and wife, North 39 degrees 50 minutes West 526.09 feet to an existing iron stake; thence North 39 degrees 50 minutes 54 seconds West 30.10 feet to the point of Beginning.

There is hereby reserved a right-of-way easement for a roadway to pass over and across a northern portion of said property above described, said easement or right-of-way area more fully described as follows:

Beginning at the existing concrete monument corner for the lands of John Mason and the lands of J. Hector Atkins and wife, beginning corner for the above 3.614 acre tract, and runs as the original northern line of the 3.614 acre tract hereinabove described North 55 degrees 33 minutes East 188 feet to a point in said original northern line; thence a new line for the southern margin of said right-of-way or easement South 46 degrees 21 minutes West 187.58 feet to a point in the original southwestern line of the aforesaid 3.614 acre tract, said point being the southern or southeastern terminus point for Secondary Road No. 1310; thence North 39 degrees 50 minutes 54 seconds West 30.10 feet to the point of Beginning.

It is understood and agreed that the aforesaid described easement or right-of-way is for the purpose of serving the lands of J. Hector Atkins and wife and the aforesaid described 3.614 acre tract and said easement and right-of-way is appurtenant right running with the title to said lands.

HARNETT COUNTY, N. C.
FILED DATE 3/16/92 TIME 4:51 PM
BOOK 959 PAGE 883-885
REGISTER OF DEEDS
GAYLE P. HOLDER