

HARNETT COUNTY TAX ID#

07160001 00186-19-15 BY Jwaif

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2015 JUN 19 11:05:26 AM
BK:3315 PG:750-751
FEE: \$26.00
EXCISE TAX: \$270.00
INSTRUMENT # 2015008278
TWESTER



NORTH CAROLINA GENERAL WARRANTY DEED

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinion as to title or tax consequences, unless contained in a separate written certificate.

Excise Tax ~~\$270.00~~ ^{270.00}

Parcel Identifier No. : 07160001 0018

Verified by _____ County on the _____ day of _____, 2002
by _____

Mail after recording to:

This instrument was prepared by **Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335**

Brief Description for the index

Lot 4 Hunters Run II

THIS DEED made this the 18 day of June, 2015 by and between

GRANTOR	GRANTEE
FREEDOM CONSTRUCTORS, INC. OF DUNN P.O. Box 608 Dunn, N.C. 28335	AMY K. BERNARD and DONOVAN COULTER 264 Williams Rd. Coats, N.C. 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 or parcel of land situated in Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 4 as shown on that map entitled "Hunter's Run II", Grove Township, near Coats, Harnett County, dated November 19, 1984, and prepared by Godwin-Jordan & Associates, P.A., Dunn, North Carolina, which was filed in the Harnett County Registry on November 29, 1984, in Plat Cabinet 2, Slide 265.

This conveyance is made subject to those certain restrictions and protective covenants set out in that certain instrument dated December 14, 1984, and recorded in Book 775, Page 593, Harnett County Registry on December 17, 1984, and amended in Book 788, Page 312, on August 22, 1985.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2237, Page 834, Harnett County Registry.

A map showing the above described property is recorded in Plat Cabinet 2, Slide 265, Harnett County Registry.

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:

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- d. Such facts that are revealed by that survey on the subject tract which is recorded as Plat Cabinet 2, Slide 265 Harnett County Registry.
- e. Restrictive Covenants which are recorded in Book 775, Page 593, Harnett County Registry on December 17, 1984, and amended in Book 788, Page 312, on August 22, 1985.
- f. 2015 ad valorem taxes which are not yet due and payable and which will be the responsibility of the Grantee to pay when they become due.

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.

FREEDOM CONSTRUCTORS, INC. OF DUNN

By: *Larry Wade*
Larry Wade V. President

_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)

SEAL-STAMP

NORTH CAROLINA, Sampson County.
I, Holly Renee Nagler a Notary Public of the County and State aforesaid, certify that
Larry Wade personally came before me this day and acknowledged that he is V. Pres. of
FREEDOM CONSTRUCTORS, INC. OF DUNN, a North Carolina corporation, and that he, as
President being authorized to do so, executed the foregoing on behalf of the corporation.
Witness my hand and official stamp or seal, this 18 day of June, 2015.

Holly Renee Nagler
Notary Public

My commission expires: 3-17-2018

