

HARNETT COUNTY TAX ID#

130630 0025

130630 0014 01

7-6-22 BY AG

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
07/06/2022 at 11:39:11 AM
Bk 4157 Pg 2303-2304 (2)
Fee Amt: \$26.00
Excise Tax: \$12.00
INSTRUMENT # 2022104384
KAYLA CORE



\$12.00

Excise Tax \$ ~~14.00~~

Recording Time, Book and Page

Parcel Identifier No: PT OF 13-0630-0025 to be combined with 13-0630-0014-01

Mail after recording to **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

This instrument was prepared by **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

Brief Description for the index: Area D, Containing 1.625 acres

NCSR 1291 Old US 421

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of July 2022 by and between

GRANTOR

Doris Jean Smith and husband,
Junior Smith
3285 Old US 421
Lillington, NC 27546

GRANTEE

Royce James and wife,
Laura L. James
PO Box 823
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 Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

Harnett County Tax Parcel # pt of 13-0630-0025

Being all of Area D, containing 1.625 acres as show on that plat of survey entitled, "Lot Recombination, Surveyed and Mapped for David Hornsby", dated June 7, 2022 by Stancil & Associates, PLS, and recorded at Map #2022-311, Harnett County Registry. Said plat being referred to herein for greater certainty of description.

Area D to be combined with that 4.09 acres shown on Map # 2007-50, Harnett County Registry, to create a 5.715 acre tract designated as Tract 3 on that Map # 2022-311, Harnett County Registry. See also deed recorded at Book 3679, Page 249, Harnett County Registry.

Being a portion of that property conveyed to H D Hester and wife, Willie Lee King Hester by deed recorded in Book 298, Page 235 Harnett County Registry.

A map showing the above described property is recorded at **Map 2022-311, Harnett County Registry.**

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

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.

Doris Jean Smith (SEAL)
Doris Jean Smith

Junior Smith (SEAL)
Junior Smith

State of North Carolina, County of Harnett

I, Jessica Capri-Giles a Notary Public of the County and State aforesaid, certify that **Doris Jean Smith and husband, Junior Smith** 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 July, 2022.

NOTARY
SEAL-STAMP



Jessica Capri-Giles
Signature of Notary Public

Jessica Capri-Giles
Printed Name of Notary Public

My Commission Expires: 7/16/2024

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2019 MAR 11 10:25:29 AM
BK:3879 PG:249-250
FEE:\$26.00
INSTRUMENT # 2019002842

TWISTER



HARNETT COUNTY TAX ID#

13-0630-004-01

3-11-19 BY SB

Excise Tax \$0.00

Recording Time, Book and Page

Parcel Identifier No: 13-0630-0014-01

Without Title Examination

Mail after recording to Bain & McRae, LLP, Attorneys at Law, 65 Bain Street, Lillington, NC 27546

This instrument was prepared by Bain & McRae, LLP, Attorneys at Law, 65 Bain Street, Lillington, NC 27546

Brief Description for the index : 4.09 acres Old US 421, Map # 2007-50
NCSR# 1291, Upper Little River Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of March, 2019 by and between

GRANTOR

Royce James
Post Office Box 823
Lillington, NC 27546

GRANTEE

Royce James and wife,
Laura L. James
Post Office Box 823
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 Grantees, 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:

BEING all of that certain tract or parcel of land containing 4.09 acres total, 3.82 acres net as shown upon a plat of survey entitled "Lot Recombination Survey for: Barry C. Parrish, Laura L. Parrish", prepared by Bennett Surveys, Inc., dated January 9, 2007 and recorded in Map # 2007-50, Harnett County Registry. Reference to said plat is hereby made for a greater certainty of description.

See deeds recorded at Book 2739, Page 709; Book 2357, Page 150; and Book 1430, page 931, Harnett County Registry.

The purpose of this deed is to create a tenancy by the entireties between the parties.

A map showing the above described property is recorded at Map # 2007-50, Harnett County Registry.

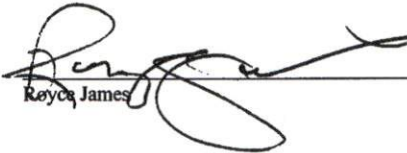
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

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.

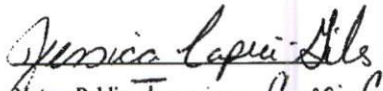
 (SEAL)
Royce James

SEAL-STAMP

NORTH CAROLINA, HARNETT COUNTY



I, Jessica Capri-Giles, a Notary Public of the County and State aforesaid, certify that **Royce James** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8 day of March, 2019.


Notary Public Jessica Capri-Giles

My Commission Expires: 7/16/2019