



August 3, 2022

Paige Emily Donovan and Christopher Eric Donovan  
1096 Fire Lane Road  
Bunnlevel, NC 28323

RE: Our File No.: AL-45739-22-P  
Property Address: 1096 Fire Lane Road, Bunnlevel, NC 28323

Dear Valued Customer:

Enclosed please find your original NC General Warranty Deed. Please keep this document in a safe place for future reference.

We sincerely appreciate the opportunity to assist you in the purchase of your new home. We hope that your experience with Single Source Real Estate Services, Inc. and Lakhiani Law, PLLC was pleasant and we ask that if you have any suggestions or comments please e-mail them to [purpleteam@singlesourceres.com](mailto:purpleteam@singlesourceres.com)

Again, we thank you and if we can be of future assistance please do not hesitate to contact us.

Sincerely,

Nichole Maynor  
Senior Escrow Officer/Manager

Encls.

**NORTH CAROLINA GENERAL WARRANTY DEED**  
**DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR**  
**UPON DISBURSEMENT OF CLOSING PROCEEDS**

File No.: AL-45739-22-P

Excise Tax: \$740.00

Parcel Identifier No. 120547 0039 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lot 2, containing 4.77 acres more or less

THIS DEED made this 27th of July, 2022, by and between

GRANTOR

John F. McCryndle and, wife Darla McCryndle  
6435 Touchstone Dr  
Fayetteville, NC 28311

GRANTEE

Christopher Eric Donovan and wife, Paige Emily Donovan  
1096 Fire Lane Road  
Bunnlevel, NC 28323

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Bunnlevel, Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2237 page 819.

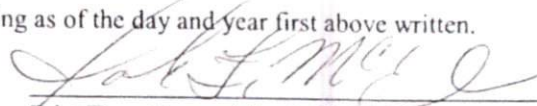
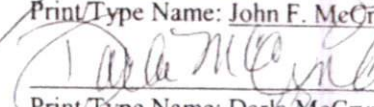
All or a portion of the property herein conveyed \_\_\_\_ includes or \_\_\_\_ does not include the primary residence of a Grantor.

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, other than the following exceptions:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.  
Subject to ad valorem taxes which are a lien but not yet due and payable.


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

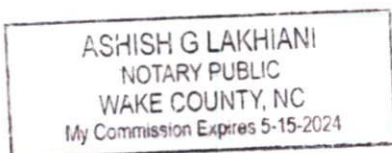
_____		(SEAL)
(Entity Name)	Print/Type Name: <u>John F. McCryndle</u>	
By: _____		(SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Darla McCryndle</u>	
By: _____	_____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____	
By: _____	_____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____	

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that John F. McCryndle and Darla McCryndle personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th of July, 2022.

My Commission Expires: May 15, 2024

  
Ashish G. Lakhiani, Notary Public



The foregoing Certificate(s) of \_\_\_\_\_  
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: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant – Register of Deeds

## EXHIBIT "A"

BEING ALL OF LOT 2, CONTAINING 4.77 ACRES, MORE OR LESS, AND DESCRIBED ON A MAP RECORDED AS AN ATTACHMENT TO DEED RECORDED AT BOOK 722, PAGES 348-351, HARNETT COUNTY REGISTRY. WHICH DEED AND ATTACHED MAP ARE INCORPORATED HEREIN BY REFERENCE, AND MADE A PART OF THIS DESCRIPTION.

FOR REFERENCE SEE DEDD AT BOOK 1289, PAGE 461 HARNETT COUNTY REGISTRY.

HARNETT COUNTY TAX ID #  
120547 0039

Matthew S. Willis, Register of Deeds  
Harnett County, NC  
Electronically Recorded  
08/05/2022 02:50:19 PM NC Rev Stamp: \$740.00  
Book: 4161 Page: 2609 - 2611 (3) Fee: \$26.00  
Instrument Number: 2022106712

08-05-2022 BY: AG

This instrument prepared by Ashish G Lakhiani, a licensed North Carolina attorney.

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1

NC Bar Association Form No. 3 © Revised 7/2013  
Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. - Standard Form 3

Submitted electronically by "Single Source Real Estate Services"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.