

For Registration Matthew S. Willis

Register of Deeds

Harnett County, NC

Electronically Recorded

2022 Apr 28 11 19 AM NC Rev Stamp \$ 970.00

Book 4145 Page 838 839 Fee: \$ 26.00

Instrument Number: 2022008909

HARNETT COUNTY TAX ID #  
040672 0118 13

04-28-2022 BY: AG

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 970.00

Parcel Identifier No. 040672 0118 13 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Marianna Montana, Esq. - Montana Law, PLLC, 200 Pinner Weald Way, # 101, Cary, NC 27513

Brief description for the Index: LOT 13, ATKINS VILLAGE

THIS DEED made this 22nd day of April, 2022, by and between

**GRANTOR**  
TYLER PAUL CLARK, UNMARRIED  
1268 DAIRY GLEN DRIVE  
FUQUAY-VARINA, NC 27526

**GRANTEE**  
NEIL F. DUNCAN AND SPOUSE,  
KAREN M. DUNCAN  
164 ATKINS VILLAGE COURT  
FUQUAY-VARINA, NC 27526

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 FUQUAY-VARINA, \_\_\_\_\_ Township, HARNETT County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 13 PHASE ONE, ATKINS VILLAGE SUBDIVISION, AS SHOWN ON MAP RECORDED IN BOOK OF MAPS 2015, PAGES 235 AND 236, HARNETT COUNTY REGISTRY.

Property Address: 164 ATKINS VILLAGE COURT, FUQUAY-VARINA, NC 27526

Submitted electronically by "Law Office of Marianna C. Montana"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3698 page 22.  
All or a portion of the property herein conveyed X includes or    does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2015 page 235.

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: Ad Valorem Taxes; Any state of facts an accurate survey would disclose; Any and all Covenants, Easements, Restrictions and Rights of Way of record.

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

\_\_\_\_\_  
(Entity Name) TYLER PAUL CLARK (SEAL)  
Print/Type Name:

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that  
TYLER PAUL CLARK 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 22nd day of  
April, 2022.

My Commission Expires: 12-17-2023  
(Affix Seal)

CYNTHIA L. KAPPELER  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires Dec. 17, 2023

Cynthia L. Kappeler  
CYNTHIA L. KAPPELER Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ 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 \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that  
he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name