

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/19/2024 03:24:14 PM NC Rev Stamp: \$159.00
Book: 4231 Page: 1737 - 1738 (2) Fee: \$26.00
Instrument Number: 2024006467

HARNETT COUNTY TAX ID #
039569 0014 01

04-19-2024 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$159.00

Parcel Identifier No.: 039569 0014 01

This instrument was prepared by Jonathan McCollum, a North Carolina Licensed Attorney. Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

This transaction was insured by: Pippin Title

THIS DEED made this 16th day of April, 2024, by and between

GRANTOR(S)

John E. Cameron, an unmarried widow

219 McDougal Road
Sanford, NC 27332

GRANTEE(S)

The 4824 Barbecue Church Road Trust Dated April 18,
2024

PO Box 1951
Carthage, NC 28327

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 City of Sanford, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT NO. 1, containing 13.215 acres, according to map entitled " Survey of A.D. Cameron Property", dated December 15, 1993, prepared by Mike Cain Surveying, and recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet F, Slide 456-C. Reference to said map is hereby made for greater certainty of description.

Property Address: 4824 Barbecue Church Road Sanford, North Carolina 27332

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

Submitted electronically by "McCollum Law PC"
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 herein described was acquired by Grantor by instrument recorded in Book 1164, Page 936, 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 warrants and 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:

Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

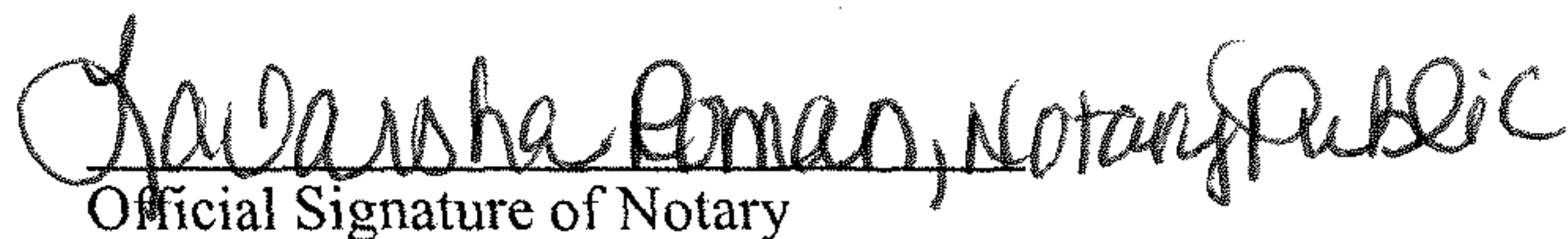
This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

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

 (SEAL)
John E. Cameron

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, Latarsha Roman, Notary Public, do hereby certify that John E. Cameron personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 14 day of April, 2024.


Official Signature of Notary

Latarsha Roman, Notary Public
Printed or typed name of Notary

My Commission Expires:

07-10-2027

