

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded

05/16/2022 11:41:58 AM

NC Rev Stamp: \$4.00

Book: 4150 Page: 2679 - 2680 (2) Fee: \$26.00

Instrument Number: 2022100524

HARNETT COUNTY TAX ID #  
071602 0155

05-16-2022 BY: TC

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4.00

Parcel Number 071602 0155

Mail To: SL Cox Law PC 201 Bellaris St Garner NC 27529

This instrument was prepared by: S.L. Cox Law PC (Insured with Keystone Title)

Brief description for the Index

3.95 acres, Lot 1 map 2008-161

THIS DEED made this 28 day of April, 2022, by and between

GRANTOR

Calvin A. McNeill, unmarried  
2195 Bailey Road  
Coats, NC 27521

GRANTEE

JHILL Property Group, LLC, a North Carolina  
Limited liability Company  
110 Brentwood Cir  
Angier, NC 27501

Property is \_\_\_\_\_ is not ☒ primary residence of the  
grantor.

**Property Conveyed:**  
0 NC Hwy 27  
Coats, NC 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, City Coats, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot 1 of "Survey for Troy Rollins and wife Stephanie Rollins completed February 25, 2008 by David G. Heeter PA" Recorded in Book of maps 2008 page 161 in the Harnett County Register of Deeds.**

The property hereinabove described was acquired by Grantor see **Book 3621, Page 65-66**

A Map showing the property hereinabove described is recorded in **Book 2008, Page 161**

Submitted electronically by "SL Cox 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.

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

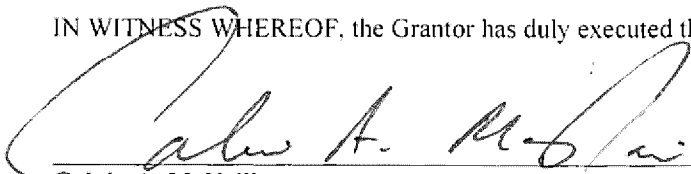
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

General easements of record.

Restrictive covenants of record.

Ad valorem taxes now due and payable.

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

  
Calvin A. McNeill (SEAL)

STATE OF NC

COUNTY OF Johnston

I, Christine O'Connell, a Notary Public of said County and state, do hereby certify that Calvin A. McNeill personally appeared before me this day, and being by me duly sworn, says that he or she executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 28 day of April, 2022.

  
NOTARY PUBLIC

My Commission Expires: April 8 2024

