

For Registration Kimberly S. Hargrove

Register of Deeds

Harnett County, NC

Electronically Recorded

2017 Sep 15 12:37 PM NC Rev Stamp: \$ 794.00

Book: 3541 Page: 677 - 679 Fee: \$ 26.00

Instrument Number: 2017013887

HARNETT COUNTY TAX ID #
050645 0022 01

09-15-2017 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$794.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 050645-0022-01

Mail after recording to: Brady Law Firm, PLLC, 130 Mine Lake Court, Suite 200, Raleigh, NC 27615

This instrument was prepared by: Brady Law Firm, PLLC

THIS DEED made this 26th day of June, 2017 by and between

GRANTOR	GRANTEE
Paul W. Dalton and spouse, Faye Holland Dalton 1702 W. Beach Drive Oak Island, NC 28465	Sibelius Forest LLC, a North Carolina limited liability company Mailing Address: 176 Mine Lakes Court, Suite 100 Raleigh, NC 27615 Property Address: Christian Light Road Fuquay Varina, NC 27526

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 and more particularly described as follows:

See attached Exhibit A.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1423, Page 527, Harnett County Registry.

A map showing the above described property is recorded in Book of Maps ___, Page ___, and referenced within this instrument.

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:

Ad Valorem Taxes for the year 2017.
Easements and Restrictions of record.

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 officer(s), the day and year first above written.

GRANTORS:

x Paul W. Dalton (SEAL)
Paul W. Dalton

x Faye Holland Dalton (SEAL)
Faye Holland Dalton

STATE OF NC

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Paul W. Dalton. Witness my hand and official stamp or seal, this the 26 day of JUNE, 2017.

My Commission Expires: 2-10-2018

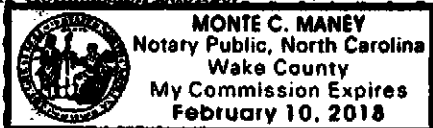


STATE OF NC

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Faye Holland Dalton. Witness my hand and official stamp or seal, this the 26 day of JUNE, 2017.

My Commission Expires: 2-10-2018



Monte C. Maney
Notary Public

Print Notary Name: MONTE C. MANEY

Monte C. Maney
Notary Public

Print Notary Name: MONTE C. MANEY

EXHIBIT A

Parcel Id. 050645002201

BEGINNING at an iron stake corner with Lot #6 of Mel Meadows shown on Map 98-35 in the line of Jane Holland and runs thence along the Holland line North 86 Degrees 14' 17" West 1179.44 feet to an iron pipe corner with Emily B. Morgan in the line of Holland; thence along the Morgan line North 04 Degrees 37' 45" East 962.97 feet to an iron pipe corner with Morgan and Jane Ellis Holleman; thence along the Holleman line North 04 Degrees 38' 45" East 995.61 feet to an iron pipe corner with Holleman, Mary Lou Ragan and Betty G. Betts; thence along the Betts lines South 84 Degrees 36' 02" East 1187.86 feet to an existing axle corner with Betts in the line of Blannie B. Davis; thence along the Davis line South 04 Degrees 03' 33" West 1250.44 feet to an existing iron pipe corner with Lot 42 of Mel Meadows shown on Map 99-35; thence along the line of Lot 42 South 17 Degrees 52' 18" West 141.59 feet and South 06 Degrees 04' 30" West 141.96 feet to the end of Mel Meadows Drive; thence across the end of said street South 13 Degrees 57' 19" East 52.88 feet to a corner with Lot 6; thence along the line of Lots 6 South 04 Degrees 57' 52" West 344.53 feet to the point of BEGINNING and containing 52.97 acres and being all the land conveyed in Book 1408, Page 257.

Also conveyed herewith is the right of ingress and egress over and across the 50-foot Public Right of Way identified as Mel's Meadows Drive, as shown in Map #98-35, Harnett County Registry.

This conveyance is made subject to an existing farm path shown on the recorded map.

See Book 1408, Page 247, Book 1106, Page 981, Book 504, Page 5, book 356, Page 340 and Book 261, Page 461, Plat Cabinet "F", Slide 405 D.