

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/17/2023 04:43:30 PM
Book: 4204 Page: 835 - 837 (3)
Instrument Number: 2023013773

NC Rev Stamp: \$160.00
Fee: \$26.00

HARNETT COUNTY TAX ID#
050645 0020

08-17-2023 BY MC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 160.00

Parcel Identifier No. Out of 050645 0020 Verified by **HARNETT** County on the ____ day of _____, 2023
By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TITLE SEARCH OR CLOSING]

Brief description for the Index: 2.00 acres; Carol Holleman Fuquay

THIS DEED made this 22 day of June, 2023, by and between

GRANTOR

**Carol Holleman Fuquay and spouse,
Olan Edward Fuquay**

PO Box 264
Fuquay Varina, NC 27526

GRANTEE

**Sibelius Forest LLC, a North Carolina
limited liability company**

188 Mels Meadows Drive
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 or parcel of land situated in **Buckhorn** Township, **Harnett** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Deed Reference: Book 3182, Page 582

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

Submitted electronically by Hervey & Hervey, P.A. 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:

1. **General service and utility easements, restrictions, and rights-of-way of record;**
2. **2023 Ad Valorem taxes, not yet due and payable.**

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

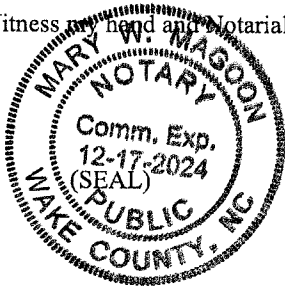
By: Carol Holleman Fuquay (SEAL)
Carol Holleman Fuquay

By: [Signature] (SEAL)
Olan Edward Fuquay

State of North Carolina
County of Wake

I certify that **Carol Holleman Fuquay** personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22 day of June, 2023.



Mary W. Magoon
Printed name of notary: Mary W. Magoon
My Commission Expires: 12/17/2024

State of North Carolina
County of Wake

I certify that **Olan Edward Fuquay** personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22 day of June, 2023.



Mary W. Magoon
Printed name of notary: Mary W. Magoon
My Commission Expires: 12/17/2024

EXHIBIT A

COMMENCING at an existing iron pipe with NC Grid Coordinates of N – 655,137.993, E – 2,043,072.470 NAD83(2011); thence N 15°42'24"W 52.75 feet to an existing iron pipe; thence N 04°25'27"E 142.02 feet to an existing iron pipe; N 16°05'48" E 141.54 feet to an existing axle being the POINT AND PLACE OF BEGINNING; thence N 02°23'15" E 691.46 feet to an existing iron pipe; thence S 88°25'08" E 125.66 feet to an iron stake set; thence S 02°23'16" W 695.35 feet to an iron stake set; thence N 86°38'51" W 7.16 feet to an existing axle; thence N 86°38'51" W 118.50 feet to an existing axle, being the POINT AND PLACE OF BEGINNING, BEING all of that certain area entitled "2.00 Acres To Be Recombined" set forth on that plat entitled "Recombination Survey SIBELIUS FOREST, LLC & CAROL H. FUQUAY", prepared by Benton W. Dewar and Associates Professional Land Surveyor.