

HARNETT COUNTY TAX ID#  
110579 0128

04-26-2023 BY TC

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

04/26/2023 02:49:03 PM

NC Rev Stamp: \$186.00

Book: 4190 Page: 1412 - 1414 (3) Fee: \$26.00

Instrument Number: 2023006414

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$186.00

Parcel Identifier No. 110579 0128 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: LOT 170, SECTION TWO, KEITH HILLS

THIS DEED made this 26th day of April, 2023, by and between

GRANTOR

GRANTEE

Archie David Benson, Jr., unmarried

Wilbur Kent Jackson and wife,  
Donna S. Jackson

PO Box 1405  
Dunn, NC 28335

3517 Bentwinds Bluff Lane  
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 Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of a Grantor.

Submitted electronically by Adams, Howell, Sizemore & Adams, 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.

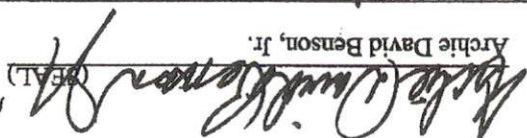
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

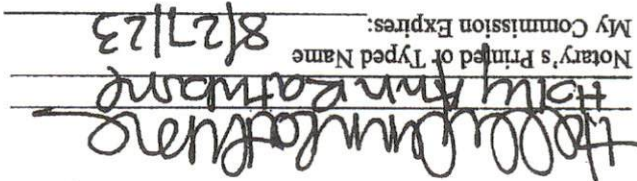
Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

GRANTOR(S):

  
Archie David Benson, Jr.  
(SEAL)

State of NC - County or City of Harnett  
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Archie David Benson, Jr. 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 21<sup>st</sup> day of April, 2023.

  
Holly Ann Rathbone  
Notary's Printed or Typed Name  
My Commission Expires: 8/27/23



(Affix Seal)

EXHIBIT "A"

Lot No. 170 of Keith Hills as shown on map entitled "Section 2, page 2 of 3, Keith Hills" prepared by C. H. Blue, R.L.S., dated August 31, 1973, and recorded in Map Book 19, Page 50, Harnett County Registry, to which map reference is here made for a full and complete description of said lot.

The herein described lands are conveyed to and accepted by grantees subject to all of the easements and rights of way shown on said map and also all of those terms, provisions, covenants and conditions set forth in those protective covenants dated February 15, 1974, and recorded in Book 604, at Page 56, Harnett County Registry which restrictive covenants are by reference incorporated in and made a part of this conveyance. And the grantees herein acknowledge that they have been furnished a full and complete set of protective covenants, that they are familiar with the same and that they will hold, use, occupy, transfer and assign said lands in full compliance with each and every one of said protective covenants.