

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

10/10/2024 12:58:00 PM

NC Rev Stamp: \$0.00

Book: 4255 Page: 2386 - 2388 (3) Fee: \$26.00

Instrument Number: 2024017960

HARNETT COUNTY TAX ID#
010545 0054 05

10-10-2024 BY MC

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#010545 0054 05

REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 10th day of October, 2024, by and between **Willie Dion Blue and wife Lucinda Blue**, of 122 Shepard Drive Linden NC 28356 (hereinafter referred to in the neuter singular as "the Grantor") and **Nicodemus Reale Blue** of 2496 Walker Road Linden NC 28356 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Stewarts Creek Township of said County and State, and more particularly described as follows:

Property Address: 2496 Walker Road Linden NC 28356

Beginning at a p.k. nail in the centerline of State Road No. 1028, said point being 1.4 of a mile southwest of the intersection of State Road No. 2031 and State Road No. 2039; thence from said p.k. nail South 26°11' 15" East 415.96 feet to a set rebar; thence South 68° 00' 00" West 223.27 feet to a found rebar; North 01° 45' 00" West 442.18 feet to a found p.k. nail in the centerline of NC State Road 2039; thence North 89° 00' 00" East 39.85 feet to the point and place of Beginning and

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

being 1.25 acre tract of land adjoining the property of Henry Louis Holliday as shown upon a plat and survey by Piedmont Surveying dated March 16, 1995. The property hereinabove described being the same property acquired by Grantor in instrument recorded in Book 1230, Page 988, Harnett County Registry.

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Willie Dion Blue (SEAL)
Willie Dion Blue

Lucinda Blue (SEAL)
Lucinda Blue

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, April M. McLamb, a Notary Public in and for Harnett County, North Carolina, certify that Willie Dion Blue and Lucinda Blue personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 10 day of October, 2024.

(place notary seal here)



My Commission Expires:

April M. McLamb
Notary Public