

02-15-2021 BY KK

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Feb 15 01:41 PM NC Rev Stamp: \$ 110.00
Book: 3939 Page: 175 - 176 Fee: \$ 26.00
Instrument Number: 2021003447

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$110.00**

Parcel Identifier No. **130518 0093 09**

Verified by _____ County on the _____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **City of Oaks Law**

Brief description for the Index: **LOT#7 WAYNE FAIRCLOTH**

THIS DEED made this **15** day of **February**, 20**21**, by and between

GRANTOR

William James McCurdy and wife, Linda Dickinson McCurdy

Mailing Address:

2117 Arcola Way, Willow Spring, NC 27592

GRANTEE

Robert Bain Boyer and Bridget Lea Boyer , a married couple

Mailing Address:

PSC 477 Box 25330; FPO AP 96306

Property Address:

Lot 7 Bogie Landing Drive, Lillington, NC 27546

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 the City of _____, **Upper Little River** Township, **Harnett** County, North Carolina and more particularly described as follows:

BEING all of Lot 7, containg 6.70 acres, more or less, on that map survey dated June 20, 2002, titled "Recombination For William, L. Gilchrist and wife, Heidi G. Gilchrist" by Joyber Piedmont Surveying, Registered Land Surveyor recorded in June 25, 2002 in Map Book No. 2002, Page 753, Harnett County Registry.

Property Address: Lot 7 Bogie Landing Drive, Lillington, NC 27546

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3783 Page 464.

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

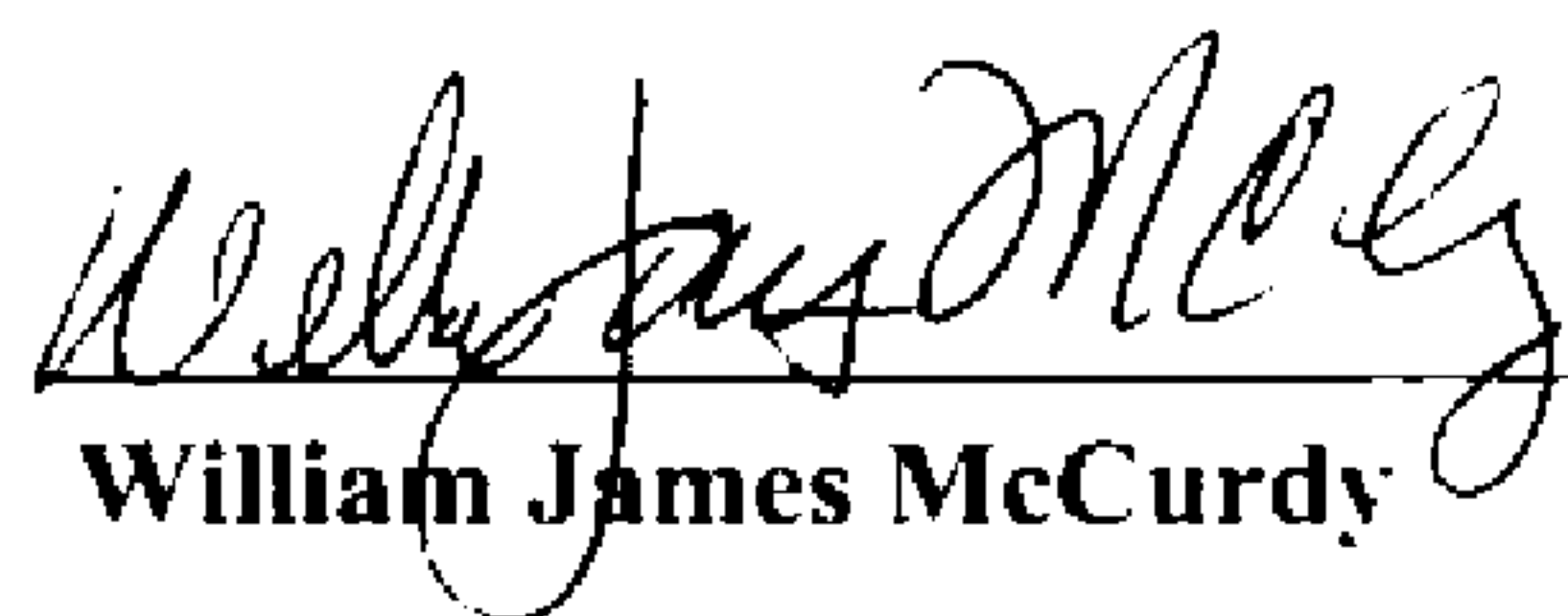
A map showing the above described property is recorded in Map Book 2002 Page 753.

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.

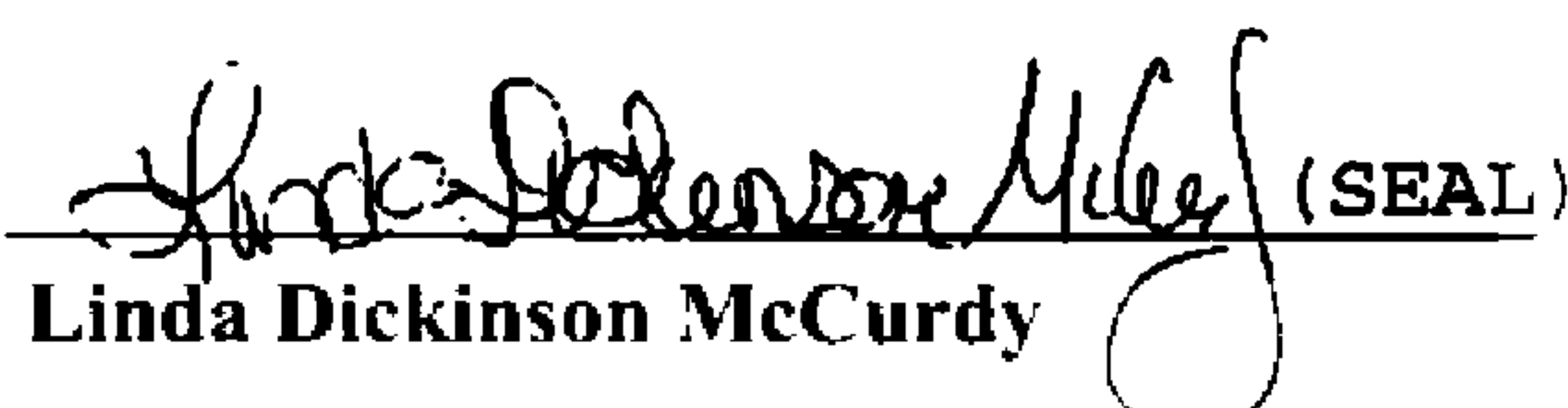
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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


William James McCurdy

(SEAL)


Linda Dickinson McCurdy

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that William James McCurdy 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 15 day of February, 2021.

My Commission Expires: 05/13/2022
(Affix Seal)

DEANNA M. LISTER
NOTARY PUBLIC
HARNETT COUNTY, NC
My Commission Expires 05-13-2022

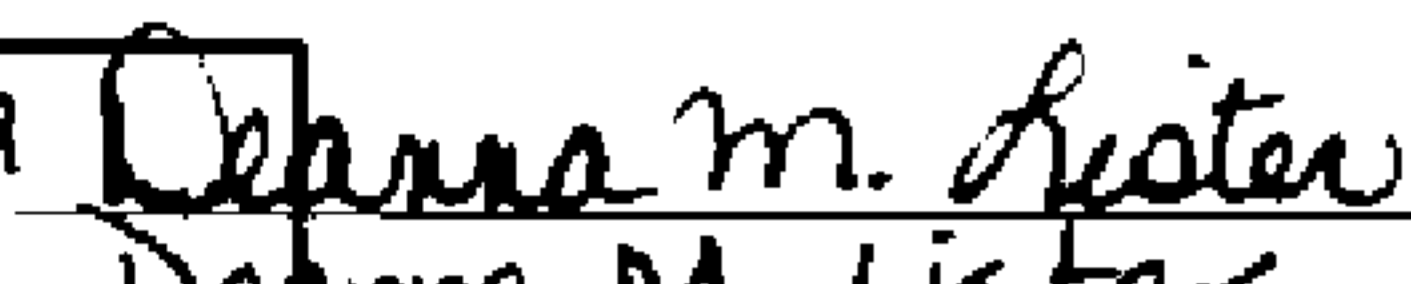

Deanna M. Lister Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Linda Dickinson McCurdy 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 15 day of February, 2021.

My Commission Expires: 05/13/2022
(Affix Seal)

DEANNA M. LISTER
NOTARY PUBLIC
HARNETT COUNTY, NC
My Commission Expires 05-13-2022


Deanna M. Lister Notary Public
Notary's Printed or Typed Name