

HARNETT COUNTY TAX ID#

039586 0054

6-17-25 BY MMC



Instrument #: 2025011143
Recorded: 06/17/2025 11:32:20 AM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$30.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **4290** PG **1284 - 1285 (2)**

Excise Tax \$ 30.00

Recording Time, Book and Page

Mail after recording to Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

This instrument prepared by Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

Harnett County Parcel ID #: 03-9586-0054

**Brief Description for the index: 3.47 acres Louisville Hills Subdivision
Weaver Lane**

NORTH CAROLINA GENERAL WARRANTY DEED

TITLE SEARCH NEITHER REQUESTED NOR PERFORMED

THIS DEED made this 16th day of June, 2025 by and between

GRANTOR

**Benita C. Frizzelle, widow
1725 Micro Tower Rd
Lillington, NC 27546**

GRANTEE

**Rusty Kirt Frizelle
1725 Micro Tower Rd
Lillington, NC 27546**

Enter in appropriate block for each party: name, 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 **Barbecue Township, Harnett County, North Carolina** and more particularly described as follows:

**Harnett County Parcel ID No: 03-9586-0054
120 Weaver Ln, Sanford, NC 27332**

That certain parcel or tract of land lying and being about 15 miles southeast of Sanford, about 15 miles southwest of Lillington, bounded on the north by Lots 11 and 12, bounded on the east by Lot 13, bounded on the south by the right of way of Whirlaway Drive, and bounded on the west by Lot 19 of Louisville Hills Subdivision and being more particularly described as follows:

BEGINNING at the 1 ½ inch set iron pipe control corner and being a common corner between Lots #12 and #17 and in the western margin of Lot #13; thence with the margin of Lot 13,

South 35 degrees 48 minutes West 205.36 feet to an iron pipe in the northern margin of Whirlaway Drive; thence with the margin of Whirlaway Drive, North 81 degrees 56 minutes West 118.11 feet; thence North 73 degrees 24 minutes West 90.65 feet; thence North 64 degrees 58 minutes West 62.73 feet to a set iron pipe corner between Lots 17 and 18; thence continuing in the margin of Whirlaway Drive, North 64 degrees 58 minutes West 164.63 feet; thence with the margin of Whirlaway Drive, North 76 degrees 53 minutes West 89.43 feet; thence South 87 degrees 01 minutes West 60.9 feet to a set iron pipe corner with Lot 19 and also being in the margin of Whirlaway Drive; thence North 24 degrees 29 minutes East 291.97 feet to a set iron pipe, corner between Lots 10, 11, 18, & 19; thence with the common boundary of Lot 11, South 65 degrees 31 minutes East 305.95 feet to the point and place of BEGINNING, and containing 3.29 acres and further identified as Lot 17 and 18 upon the unrecorded plat of Louisville Hills Subdivision, dated August 8, 1983, by John T. Furmage, R.L.S.

Being the same property conveyed to Benita Frizzelle by deed recorded in Book 3852, Page 553, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3852, Page 553, Harnett County Registry.

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:

Restrictive Covenants recorded in Book 610, Page 114, Harnett County Registry.

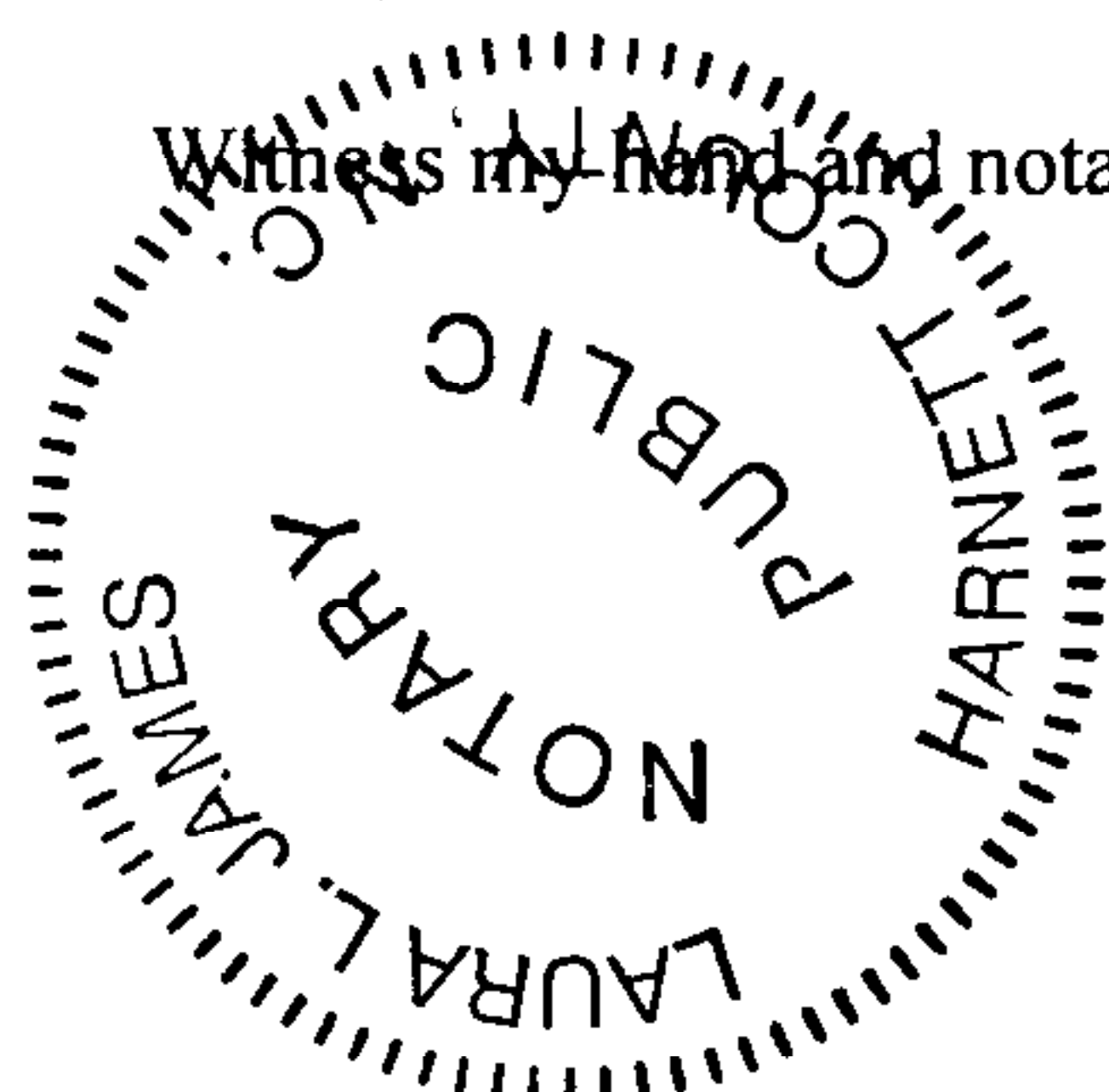
Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

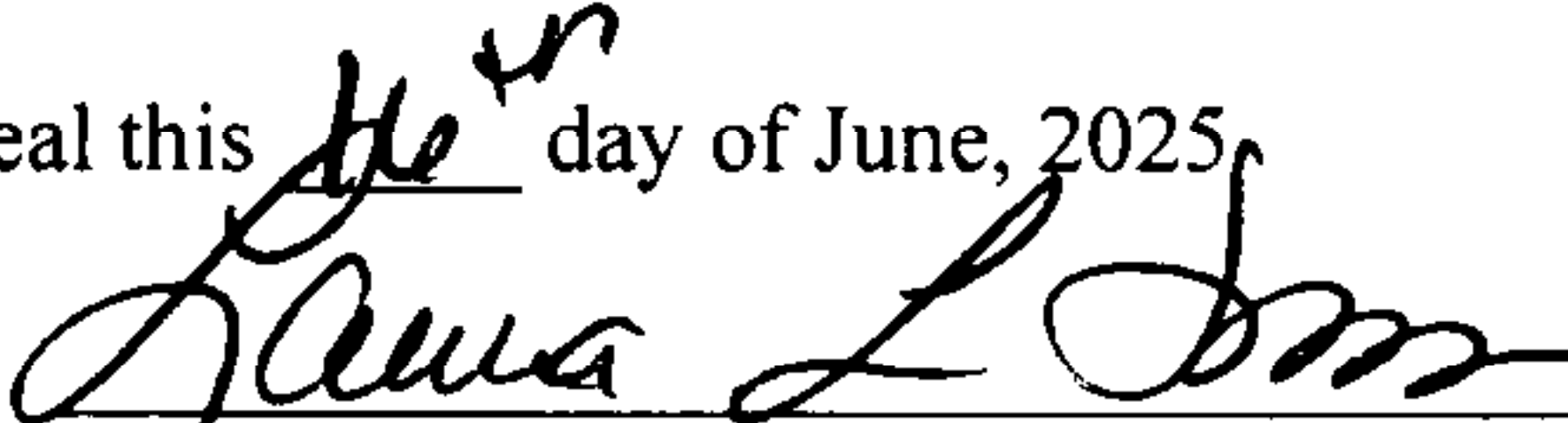
 (SEAL)
Benita C. Frizzelle

NORTH CAROLINA, HARNETT COUNTY.

I, Laura L James, a Notary Public in and for the aforesaid State and County, do hereby certify that Benita C. Frizzelle personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.



Witness my hand and notarial seal this 16th day of June, 2025.


Signature of Notary Public

Laura L James
Printed Name of Notary Public

My Commission Expires: 06-11-2028