



HARNETT COUNTY TAX ID#

09. 9555. 0005

FOR REGISTRATION REGISTER OF DEEDS  
RIMMELY E. HARGROVE  
HARNETT COUNTY, NC  
2007 MAR 07 01:52:05 PM  
BK: 2349 PG: 367-369 FEE: \$17.00  
NC REV STAMP: \$54.00  
INSTRUMENT # 2007004154

3-7-07 BY SLCB

Excise Tax \$54.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No: 099555-0005 / Reid Number: 21151  
Verified by \_\_\_\_\_ County of the \_\_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail after recording to Bain, Buzzard & McRae, LLP, Attorneys at Law, 65 Bain Street, Lillington, NC 27546  
This instrument was prepared by David F. McRae, Attorney at Law, 65 Bain Street, Lillington, NC 27546

Brief Description for the index : 2.66 ACRES, NCSR 1105, MCKOY TOWN ROAD

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of February, 2007 by and between

GRANTOR	GRANTEE
MYRTLE DEAN MORGAN AND HUSBAND, DANIEL K. MORGAN 209 Caribton Road Sanford, North Carolina 27330	BRENDA W. BUCHANAN 187 Westside DR CAMERON N.C. 28326

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 the City of \_\_\_\_\_, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at a stake in the southern margin of S. R. 1105, said stake being located North 51 degrees 45 minutes East 447 feet from the northwest corner of that tract described in Deed Book 523, Page 204, Harnett County Registry and running thence from said beginning stake South 51 degrees 5 minutes East 580 feet to an iron stake; thence North 51 degrees 45 minutes East 200 feet to an iron stake; thence North 51 degrees 05 minutes West 580 feet to an iron stake in the southern margin of SR 1105; thence South 51 degrees 45 minutes West as the southern margin of SR 1105 a distance of 200 feet to the point of BEGINNING, containing 2.66 acres, more or less, and being a portion of the tract described by deed recorded in Deed Book 523, Page 204, Harnett County Registry.

This being the same property as conveyed to Donnie Caviness McAllister by deed from Toni Ray McSwain, dated March 5, 2001, and appearing of record in Deed Book 1475, page 784, Harnett County Registry. For further reference see Deed Book 1205, page 152, Harnett County Registry.

Donnie Caviness McAllister died testate leaving her sole heir heir at law to wit: Myrtle Dean Morgan. For reference see Estate File Number 04 E 380 in the Office of The Clerk of Superior Court of Lee County, North Carolina and Estate File Number 05 E 132 in the Office of the Clerk of Superior Court of Harnett County.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1475, Page 784, Harnett County Registry. Also see Estate File Number 04 E 380 in the Office of the Clerk of Superior Court of Lee County, North Carolina and Estate File Number 05 E 132 in the Office of the Clerk of Superior Court of Harnett County, North Carolina.

A map showing the above described property is recorded in N/A, Harnett County Registry.

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:

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

*Myrtle Dean Morgan* (SEAL)  
MYRTLE DEAN MORGAN

(Corporate Name)

*Daniel K. Morgan* (SEAL)  
DANIEL K. MORGAN

By: \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

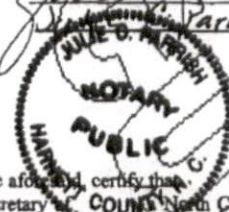
(Corporate Seal)

SEAL-STAMP NORTH CAROLINA, Harnett COUNTY

I, Julie C. Parrish a Notary Public of the County and State aforesaid, certify that MYRTLE DEAN MORGAN AND DANIEL K. MORGAN personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20<sup>th</sup> day of February, 2007.

My Commission Expires: 3/2/2009

*Julie C. Parrish*  
Julie C. Parrish Notary Public



SEAL-STAMP NORTH CAROLINA, HARNETT County.

I, \_\_\_\_\_ a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is \_\_\_\_\_ Secretary of \_\_\_\_\_ North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by it President, sealed with its corporate seal and attested by him/her as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

My commission expires:

\_\_\_\_\_  
Notary Public





KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

Filed For Registration: 03/07/2007 01:52:05 PM

Book: RE 2349 Page: 367-369

Document No.: 2007004154

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$54.00

Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

**DO NOT DISCARD**

**\*2007004154\***

2007004154