

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2016 Jul 22 03:11 PM NC Rev Stamp: \$ 42.00
Book: 3421 Page: 998 Fee: \$ 26.00
Instrument Number: 2016010240

HARNETT COUNTY TAX ID #
110661010040

07-22-2016 BY: SB

Lot 40 Johnson Farms
16-5 - 39 062
address: 11 Saddle Lane
Lillington, NC 27546
landowner should be
JJJB Investments

GENERAL WARRANTY

REVENUE: \$42.00

PARCEL ID: 110661 0100 40

PREPARED BY AND RETURN TO:
Hutchens Law Firm
PO Box 1028, Fayetteville, NC 28302
File no. 1186777

This instrument prepared by: Susan R. Benoit or Christopher T. Sawyer, both licensed North Carolina attorneys.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 40 Johnson Farms

NORTH CAROLINA

COUNTY OF HARNETT

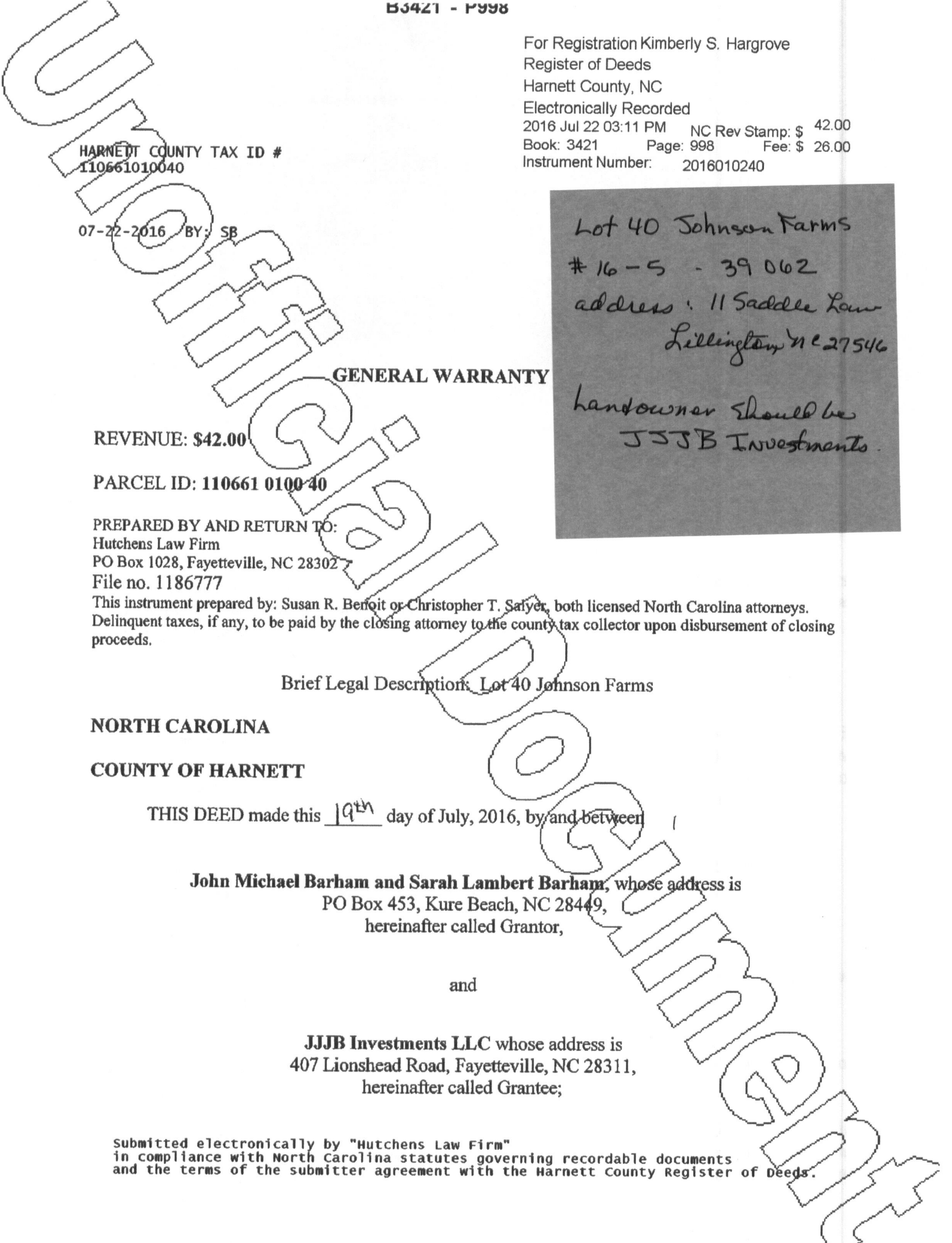
THIS DEED made this 19th day of July, 2016, by and between

John Michael Barham and Sarah Lambert Barham, whose address is
PO Box 453, Kure Beach, NC 28449,
hereinafter called Grantor,

and

JJJB Investments LLC whose address is
407 Lionshead Road, Fayetteville, NC 28311,
hereinafter called Grantee;

Submitted electronically by "Hutchens Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.



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 or near the City of Lillington, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 40 IN A SUBDIVISION KNOWN AS JOHNSON FARMS, PLAT OF THE SAME BEING RECORDED IN MAP BOOK 2006, PAGES 986-988, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 2918, Page 361, Harnett County Registry, North Carolina.**

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, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

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

The property being conveyed herein is not the principal residence of the Grantors.

John Michael Barham (SEAL)
John Michael Barham

Sarah Lambert Barham (SEAL)
Sarah Lambert Barham

STATE OF North Carolina
New Hanover COUNTY

I, Allen P Flood, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

John Michael Barham and Sarah Lambert Barham

This the 14th day of July, 2016.

Allen P Flood
Notary

My Commission Expires: 2/10/2020



Unofficial Document