

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2016 Sep 12 04:05 PM NC Rev Stamp: \$ 108.00
Book: 3437 Page: 417 Fee: \$ 26.00
Instrument Number: 2016013069

HARNETT COUNTY TAX ID #
110671 0073 08

09-12-2016 BY: MT

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

GENERAL WARRANTY DEED

Excise Tax: \$108.00

Parcel ID Number: 110671 0073 08

Prepared By & Mail to: Pope & Pope, Attorneys at Law, P.A.
PO Box 790, Angier, NC 27501
File No: 16.519

THIS DEED made this 12th day of September, 2016, by and between

GRANTOR	GRANTEE
Tyrone Ray Cobb and wife, Kathryn B. Cobb PO Box 1810 Angier, NC 27501	Toby Scott Guy and wife, Dawn G. Guy PO Box 345 Angier, NC 27501

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.

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable considerations, 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 forever, all of that

certain piece, parcel, or tract of land situate, lying, and being in Neill's Creek Township of said County and State, and more particularly described as follows:

BEING all of Lot 1, containing 2.189 acres total, 0.349 acre Road r/w 1.840 acres net, more or less, as shown upon that map entitled, "Lot Recombination Owned by, Surveyed and Mapped for: Tyrone Ray Cobb" prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated 8-9-16 and recorded in Map No. 2016-250, Harnett County Registry.

The above-described property is a recombination of that 2.25 acres, more or less, tract of land which was conveyed by Frances C. Tyndall to Tyrone Ray Cobb by deed dated July 17, 2015 and recorded in Book 3323, Page 443, Harnett County Registry, and that 3.13 acres, more or less, tract of land which was conveyed by Mary M. Ennis and husband, Herbert H. Ennis to Tyrone Ray Cobb by deed dated August 16, 1996 and recorded in Book 1164, Page 901, Harnett County Registry.

Pursuant to NCGS §105-317.2 the Grantor herein acknowledges that the real property conveyed herein does / does not include the primary residence of the grantor.

The herein described lands are conveyed to and accepted by the Grantees subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.

This conveyance is expressly made subject to the lien created by Grantor's real 2016, Harnett County ad valorem taxes.

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

AND the said Grantor covenants to and with said Grantees, 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 all said interest in the same to the Grantee (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 Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

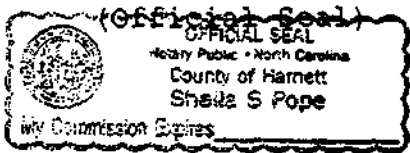
Tyrone Ray Cobb (Seal)
Tyrone Ray Cobb

Kathryn B. Cobb (Seal)
Kathryn B. Cobb

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I 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: Tyrone Ray Cobb and Kathryn B. Cobb

Date: September 12, 2016.



[Signature]
Notary Public

Sheda S. Pope
Notary's Printed or Typed Name

My commission expires: 11-2-2020