

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2014 Oct 15 02:18 PM NC Rev Stamp: \$ 100.00
Book: 3253 Page: 497 Fee: \$ 26.00
Instrument Number: 2014013944

HARNETT COUNTY, NC
GIS DEED STAMP FORM

PARCEL ID:

080655 0025

Brief Property Description:

5.03 Acres, Keith Property

BY: Christine Wallace

GIS/Land Records Staff Signature

Date: 10/15/2014

This document is to be attached to the face of the conveying instrument.



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 100.00 (Harnett) and \$500.00 (Wake)

Parcel Identifier No.: 080655 0025 (Harnett) and 0038487 (Wake)

Verified by HARNETT and WAKE Counties on the _____ day _____ of 2014

BY:

Mall/Box to: GRANTEE

This instrument was prepared by: Senter, Stephenson & Johnson, PA, 114 Raleigh St., Fuquay-Varina, NC 27526

Brief description for the Index: 5.03 Acres in Harnett County AND 25 Acres in Wake County

THIS DEED made this 15TH day of October, 2014, by and between

GRANTOR

GRANTEE

Shirley D. Keith, Trustee of the
 Thomas S. Keith and Shirley D. Keith
 Revocable Trust dated
 December 19, 2005
 304 Keith Weathers Road
 Fuquay-Varina, NC 27526

Brittany S. May and husband
 Jesse J. May

111 Powell Drive
 Fuquay-Varina, NC 27526

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Hectors Creek and Middle Creek Townships, Harnett and Wake Counties, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 304 Keith Weathers Road, Fuquay-Varina, NC 27526

EXHIBIT A

Being a tract of land on the Western side of U.S. Highway #401 (formerly U.S. Highway 15-A) lying and being in both Wake and Harnett Counties and being bounded on the South and West by the lands of D.B. Weathers, also bounded on the West by the lands of J.G. Weathers, bounded on the North by the lands of Dr. W.S. Cozart and bounded on the East by the lands of Ruth Smith and U.S. Highway #401 (formerly U.S. Highway 15-A) and containing 31.62 acres, more or less and being described as follows:

BEGINNING at a stake in the Western margin of U.S. Highway #401 (formerly U.S. Highway 15-A) a dividing corner with D.B. Weathers; and running thence with the line of D.B. Weathers, North 82 deg. 25' West 857 feet to a stake in the Old Tar Road, a dividing corner with D.B. Weathers; thence with D.B. Weathers line in said Old Tar Road, North 24 deg. 00' West 557 feet to a stake in the Old Tar Road and in the Wake-Harnett County line; thence continuing with the Old Tar Road and with the line of D.B. Weathers, North 23 deg. 35' West 186 feet to a stake corner in the Old Tar Road, a corner with D.B. Weathers and J.G. Weathers; thence with the said Old Tar Road and with J.G. Weathers line, North 16 deg. 15' West 100 feet to a stake in said Old Road; thence with said Old Road and J.G. Weathers line, North 3 deg. 45' East 100 feet to a stake; thence with said Old Road and J.G. Weathers line, North 19 deg. 15' East 200 feet to a stake; thence with said Old Road and J.G. Weathers line, North 25 deg. 50' East 500 feet to a stake; thence with said Old Road and J.G. Weathers line, North 36 deg. 30' East 255 feet to a stake, a corner with J.G. Weathers and Dr. W.S. Cozart; thence with Dr. Cozart line, South 69 deg. 40' East 585 feet to a stake, a corner with Dr. Cozart and Ruth Smith; thence with Ruth Smith's line, South 00 deg. 35' West 1,352 feet to a stake in the Wake-Harnett line, a corner with Ruth Smith; thence with the Wake-Harnett County line South 69 deg. 40' East 344 feet to a stake in the Western margin of U.S. Highway #401 (formerly U.S. Highway 15-A) a corner with Ruth Smith; thence as the Western margin of U.S. Highway #401, South 35 deg. 00' West 223 feet to the BEGINNING, and containing a gross acreage of 33.57 acres, more or less, according to a map of survey of the property of Mrs. Bettie Weathers Keith, made by W.H. Blanchard, Surveyor, January 14, 1941.

EXCEPTING however from the lands above described 1.95 acres which was previously conveyed by Bettie Weathers Keith to Roy F. Burt and wife, by deed bearing date of April 15, 1955, and recorded in Book 360 on page 130 of the Harnett County Registry and in Book 1189 on page 433, Wake County Registry and described as follows:

BEGINNING at a stake on the western side of U.S. Highway 15-A at Ruth Smith's Southeastern corner and in the Wake-Harnett County line, running thence along the Wake-Harnett line North 65 degs 20' West 333.5 feet to an iron stake in said Wake-Harnett County line; thence leaving said County line North 4 degs 35' East 48 feet to an iron stake; thence North 43 deg. 10' West 242 feet to an iron stake; thence South 51 degs. 42' West crossing said Wake-Harnett line 189 feet to an iron stake; thence South 55 deg. 08' East 632.5 feet to a stake on the Western side of said U.S. Highway 15-A; thence along the Western edge of said highway North 39 deg. 15' East 146.7 feet to the point of BEGINNING

ALSO LESS AND EXCEPT from the lands above described Lot 1, containing 42,252 square feet (approximately .97 acre) which was previously conveyed by Thomas S. Keith and wife, Shirley D. Keith to Tommy Alan Swan and wife, by deed bearing date of May 26, 1995 and recorded in Book 1099, page 286 and as shown in Plat Cabinet "F", slide 406-A, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2177, page 976, Harnett County Registry and Book 11773, page 1265 and Book 1864, page 351, Wake County Registry.

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

A map showing the above described property is recorded in Book of Maps n/a, page n/a.

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:

1. General Services easements, restrictions and rights of way of public record; and
2. 2014 ad valorem taxes now due and payable, but not yet delinquent.

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

Shirley D. Keith (SEAL)
 Shirley D. Keith, Trustee of the Thomas S. Keith
 and Shirley D. Keith Revocable Trust dated
 December 19, 2005

State of North Carolina
County of Wake

I, the undersigned Notary Public of the aforesaid County and State, certify that Shirley D. Keith, Trustee of the Thomas S. Keith and Shirley D. Keith Revocable Trust dated December 19, 2005 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 15TH day of October, 2014.



Linda Funke Johnson
 Linda Funke Johnson, Notary Public

My Commission Expires: 10/21/2018