

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 04/02/2024 02:52:23 PM NC Rev Stamp: \$0.00
 Book: 4229 Page: 826 - 827 (2) Fee: \$26.00
 Instrument Number: 2024005313

HARNETT COUNTY TAX ID #
 110661 0001 06
 110660 0100

04-02-2024 BY: SM

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	110661000106; 1106600100
Mail/Box to:	1300 S Main St., Lillington, NC 27546
Prepared by:	Kathryn Johnston Tart PLLC
Brief description for the Index:	No title search performed, nor tax advice given 7.275 AC Matthews/Quest Map#2000-513; Lt#6 Springfield S/D PC#F-646C

THIS NON-WARRANTY DEED ("Deed") is made on the 2 day of April 2024, by and between:

GRANTOR	GRANTEE
Charles Mason Poe and wife, Kristin Marie Poe 111 Willow Pond Ct Lillington, NC 27546	Charles Mason Poe and wife, Kristin Marie Poe 111 Willow Pond Ct Lillington, NC 27546

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

**Being all of that 7.275 acre tract of land as shown on map entitled "Survey for the Quest Development Company, Inc.", as recorded in Map 2000, Page 513 of the Harnett County Registry, reference to which is hereby made for greater certainty of description. This property is subject to these restrictions: (1) This may be used for residential purposes only; (2) Only two residential homes are permitted on the aforesaid property.
 PARCEL ID: 1106600100**

**Being all of Lot 6 "Springfield Subdivision", by Ronnie E. Jordan dated March 27, 1996, and filed for recording in Plat "F", Slide 646-C, Harnett County Registry. Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land. The grantors assumed and paid in full the 2006 ad valorem taxes and took subject to the lien such debt created at the time of purchase.
 PARCEL ID 110661000106**

All or a portion of the Property (PARCEL ID 110661000106/ Lt#6 Springfield S/D PC#F-646C) was acquired by Grantor by instrument recorded in Book 2259, Pages 667-669; and
All or a portion of the Property (PARCEL ID: 1106600100/7.275 AC Matthews/Quest Map#200-513) was acquired by Grantor by instrument recorded in Book 2427, Pages 158-160;

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A Map showing (PARCEL ID 110661000106/ Lt#6 Springfield S/D PC#F-646C) is recorded in Plat F, Slide 646-C
A Map showing (PARCEL ID: 1106600100/7.275 AC Matthews/Quest Map#2000-513) is recorded in Map 2000, Page 513.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

Charles Mason Poe
Name: Charles Mason Poe

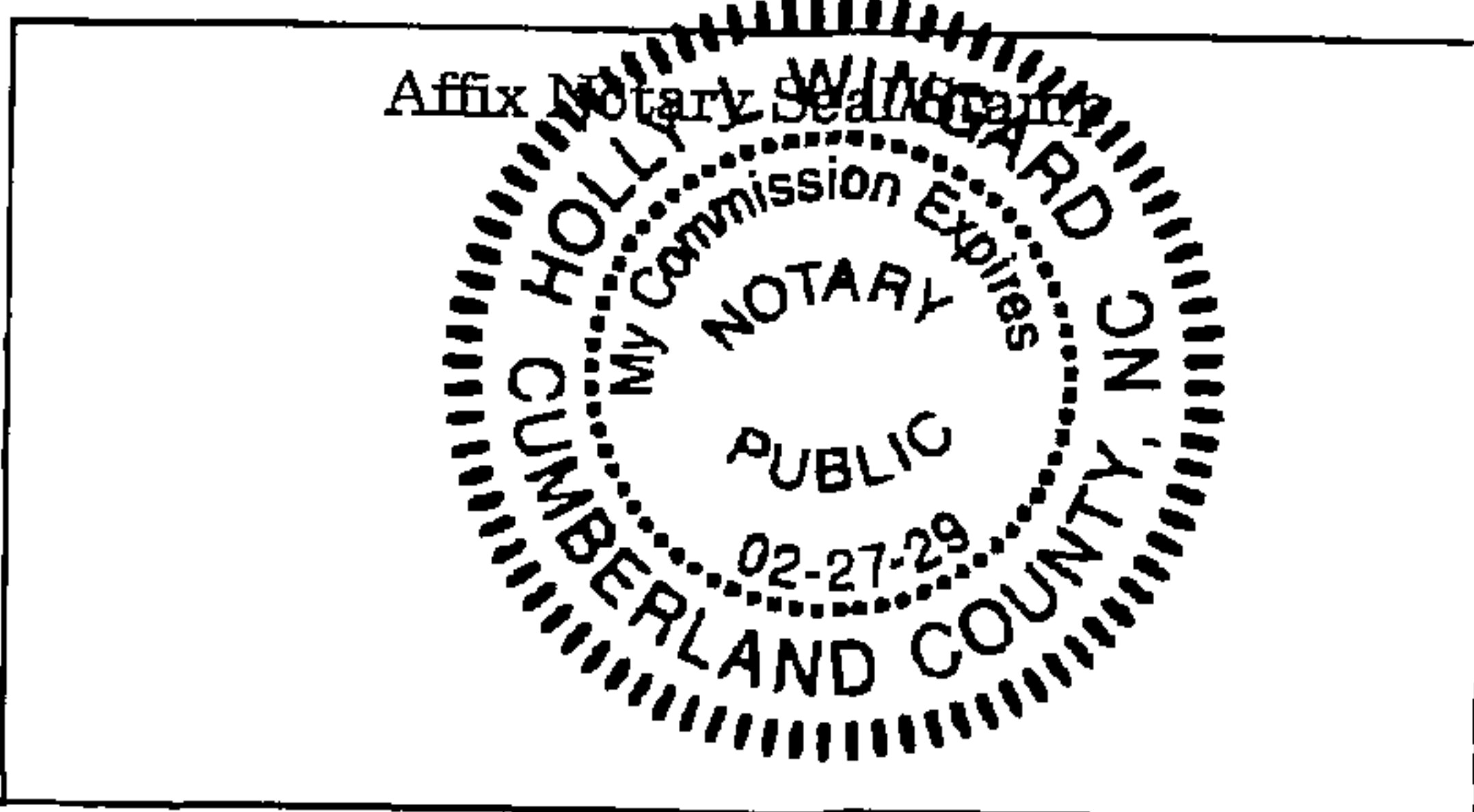
Entity Name

Kristin Marie Poe
Name: Kristin Marie Poe

By: _____
Name:
Title:

STATE OF NORTH CAROLINA, COUNTY OF HARNETT

I Holly L Wingard, a Notary of the above state and county or county of Cumberland, certify that the following person(s) personally appeared before me on the 1st day of April 2024 each acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any): Charles Mason Poe and wife, Kristin Marie Poe



Holly L Wingard
Notary Public (Official Signature)
My commission expires: 2/27/29