



2011009129

HARNETT COUNTY TAX ID#

12-0546-0060-12

6-27-11 BY SLP

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY NC
2011 JUN 27 09:54:15 AM
BK:2879 PG:460-463 FEE:\$25.00

INSTRUMENT # 2011009129

Excise Tax 0.00 Recording Time, Book and Page

Parcel ID No. 120546 0060 12 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334
This instrument was prepared by: Joseph L. Tart, Attorney at Law
Brief description for the Index:

NO TITLE CERTIFICATION

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 23rd day of June, 2011 by and between:

<p>GRANTOR:</p> <p>JOHN ALBERT SYLVESTRI and wife, DEBRA J. SYLVESTRI</p> <p>120 1st Cavalry Road Fort Leavenworth, Kansas 66027</p>	<p>GRANTEE:</p> <p>JOHN ALBERT SYLVESTRI and wife, DEBRA J. SYLVESTRI</p> <p>120 1st Cavalry Road Fort Leavenworth, Kansas 66027</p>
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated near the City of _____, Stewart's Creek Township, Harnett County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"
INCORPORATED HEREIN BY REFERENCE AND MADE
A PART OF THIS INSTRUMENT.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2849, Page 47, Harnett County Registry.

A map showing the above described property is recorded in Map Book 2006, Page 828.

TO HAVE AND TO HOLD the aforesaid tract 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 said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2011 and subsequent years, not yet due and payable.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

John Albert Sylvestri (SEAL)
 JOHN ALBERT SYLVESTRI

Debra J. Sylvestri (SEAL)
 DEBRA J. SYLVESTRI

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF NORTH CAROLINA
 COUNTY OF SAMPSON

I, Connie Naylor, Notary Public, hereby certify that John Albert Sylvestri and wife, Debra J. Sylvestri, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 23rd day of June, 2011.

My Commission Expires

4-14-2016

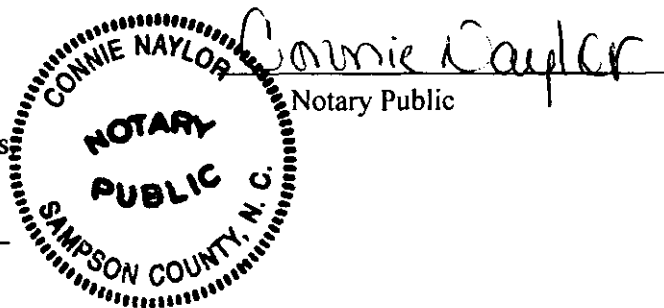


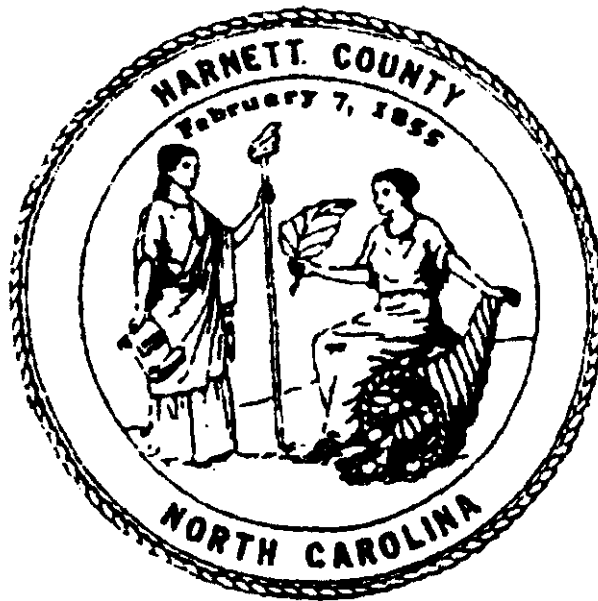
EXHIBIT "A"

for

JOHN ALBERT SYLVESTRI and wife, DEBRA J. SYLVESTRI

Being all of **Lot 13**, according to **Map Number 2006-828**, recorded in the Harnett County Registry, entitled "Survey For: Robert W. Winston, Jr., Joel L. Winston and wife, Nancy E. Robbins, Margaret L. Melton", Stewart's Creek Township, Harnett County, North Carolina as surveyed by Bennett Surveys, Inc., dated September 14, 2006, consisting of 12.28 acres, incorporated herein by reference, and made a part of this instrument

THE SOLE PURPOSE OF THIS DEED IS TO CREATE AN ESTATE OF TENANCY BY THE ENTIRETY FOR THE GRANTEEES WHO ARE HUSBAND AND WIFE.



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

Filed For Registration: 06/27/2011 09:54:15 AM
Book: RE 2879 Page: 460-463
Document No.: 2011009129
DEED 4 PGS \$25.00
Recorder: MARY ANNE WOOD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2011009129