

Matthew S. Willis Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 09/16/2024 10:42:02 AM NC Rev Stamp: \$270.00  
 Book: 4252 Page: 288 - 290 (3) Fee: \$26.00  
 Instrument Number: 2024016298

HARNETT COUNTY TAX ID #  
 130620 0002 23

09-16-2024 BY: LW

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$270.00
Parcel ID:	130620 0002 23
Mail/Box to:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Prepared by:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	Lot 9 Peach Farm Estates County of Harnett State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13 day of September, 20 24, by and between:

GRANTOR	GRANTEE
Dyanna Monahan, widowed, Executrix of the Estate of Leland C. Krissman and Creig Bradley Krissman AKA Brad Krissman, unmarried, heir to the Estate of Leland C. Krissman 95 Eventide Rd SE Apt A Rio Rancho, NM 87124	Mother's Love Properties, LLC Property Address: 61 Greenhouse Court, Lillington, NC 27546 Mailing address: 110 Winter Rd, Jacksonville, NC 28540

*This Instrument by Michael Zara, Esq., A Licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

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 the City of Lillington, Harnett County, North Carolina and more particularly described as follows (the "Property"):

All that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of Harnett County, North Carolina, and more particularly described as follows:

Being all of Lot 9, PEACH FARM ESTATES, Phase III, as per survey by Dowell G. Eakes, R.L.S., and recorded in Plat Cabinet F, Slide 803-C, Harnett County, North Carolina.

BEING THE SAME PREMISES conveyed unto Leland C. Krissman and wife, Judie A. Krissman by Warranty Deed from W & R Development Inc. dated July 30, 1999; recorded July 30, 1999 in the Office of the Register of Deeds for Harnett County, North Carolina in Book 1368 at Page 196;

The said Judie A. Krissman departed this life February 10, 2015 leaving Leland C. Krissman surviving tenant by the entireties;

The said Leland C. Krissman departed this life, testate, May 25, 2023; his Last Will and Testament was probated in the Office of the Superior Court for Harnett County, North Carolina at Estate File No: 23-E-1527; wherein he devised the hereinabove described premises unto his children, Dyanna Monahan and Brad Krissman; Letters Testamentary were issued to Dyanna Monahan on July 11, 2023.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 23 E Page 001527.

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

A map showing the Property is recorded in Plat Cabinet F Slide 803-C.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

Dyanna Monahan, Individually and as Executrix of the Estate of Leland C. Krissman

BY: Dyanna Monahan

STATE OF ~~NORTH CAROLINA~~ New Mexico

COUNTY OF Bernalillo

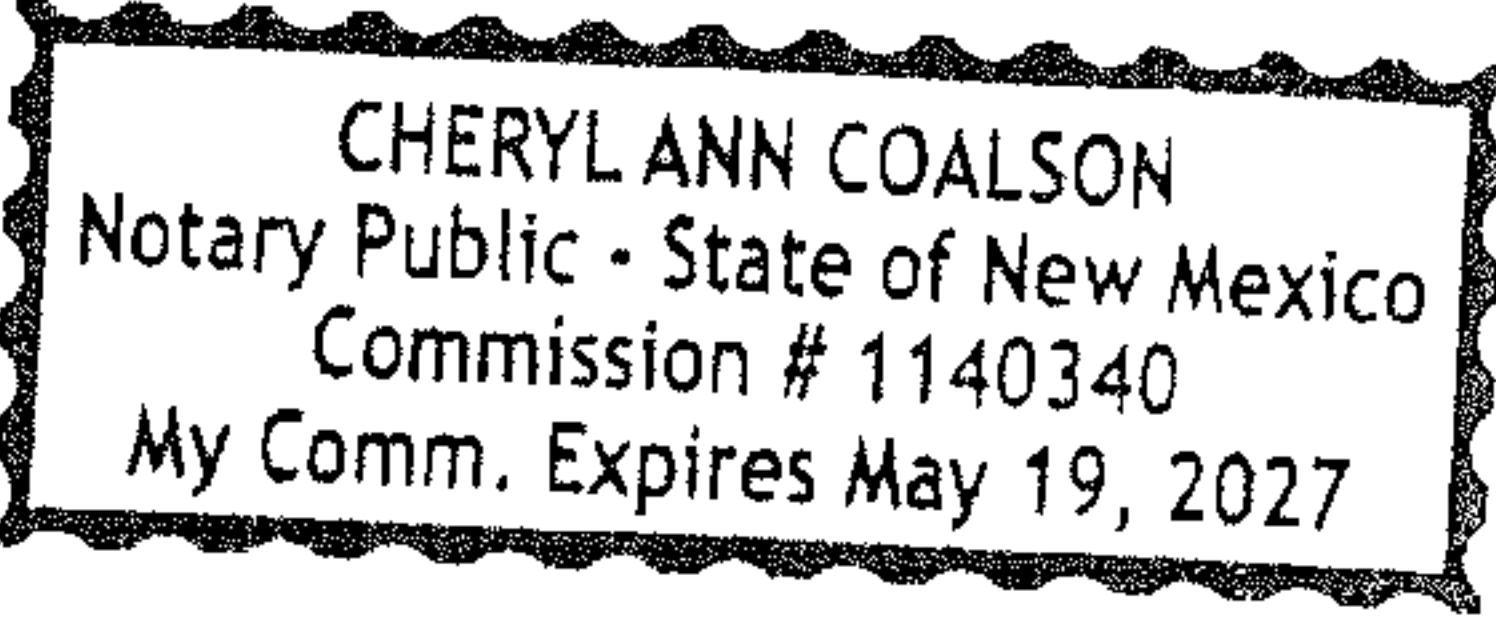
I, a Notary Public, do hereby certify that Dyanna Monahan, Individually and as Executrix of the Estate of Leland C. Krissman personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 13 day of September, 2024.

Cheryl Ann Coalson

Printed Name: CHERYL<sup>ANN</sup> COALSON

My Commission Expires: May 19, 2027



*Creig Bradley Krissman*

Creig Bradley Krissman AKA Brad Krissman, heir to the Estate of Leland C. Krissman

STATE OF ~~NORTH CAROLINA~~ <sup>Arkansas</sup>  
COUNTY OF Garland

I, a Notary Public, do hereby certify that Creig Bradley Krissman AKA Brad Krissman, heir to the Estate of Leland C. Krissman personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 30 day of August, 2024

*Melanie Morrison*

Printed Name: Melanie Morrison

My Commission Expires: July 14, 2034

