

Matthew S. Willis Register of Deeds
Harnett County, NC
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Book: 4246 Page: 1912 - 1913 (2) Fee: \$26.00
Instrument Number: 2024013741

HARNETT COUNTY TAX ID#
040673 0070 09

08-07-2024 BY MC

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

PID#040673 0070 09
REVENUE STAMPS: \$480.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 2nd day of August, 2024, by and between **James W. Johnson III and spouse Connie A. Johnson**, of P.O. Box 310 Angier, NC 27501 (hereinafter referred to in the neuter singular as "the Grantor") and **Lillington Small Engine Repair and Rental, Inc.**, of 748 S. River Road Lillington NC 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, 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, all of that certain piece, parcel or tract of land situate, lying and being in Black River Township of said County and State, and more particularly described as follows:

Property Address: 189 Progressive Parkway Angier NC 27501

Being all of Lot 8 Angier Industrial Park Subdivision as shown on plat entitled "James W. Johnson III" by Stancil & Associates, PLS PA dated September 17, 2007 and recorded in Plat Book 2008 Page 984-985, Harnett County Registry North Carolina.

The property hereinabove described being the same property acquired by Grantor in Book 1969, Page 136, Harnett County Registry.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

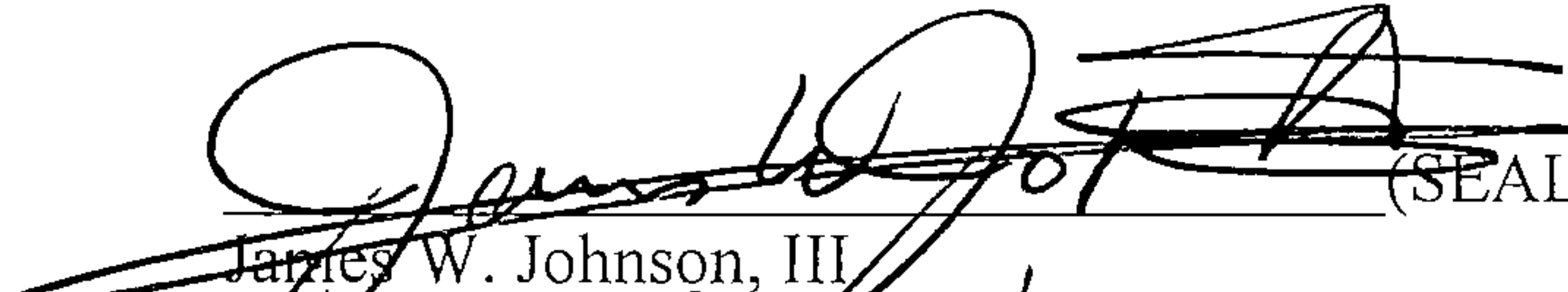
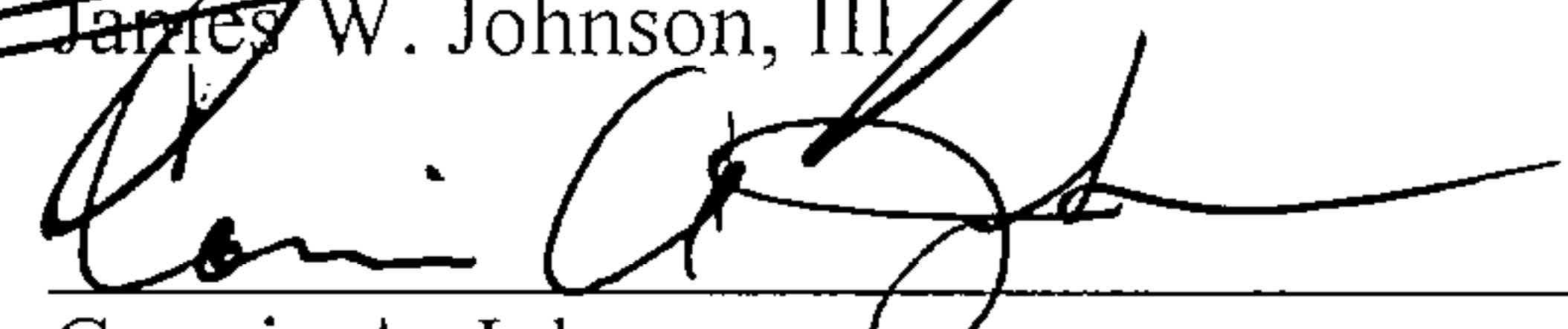
**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

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

AND the said Grantor covenants to and with said Grantee, 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 the same to the Grantee in fee simple (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 Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

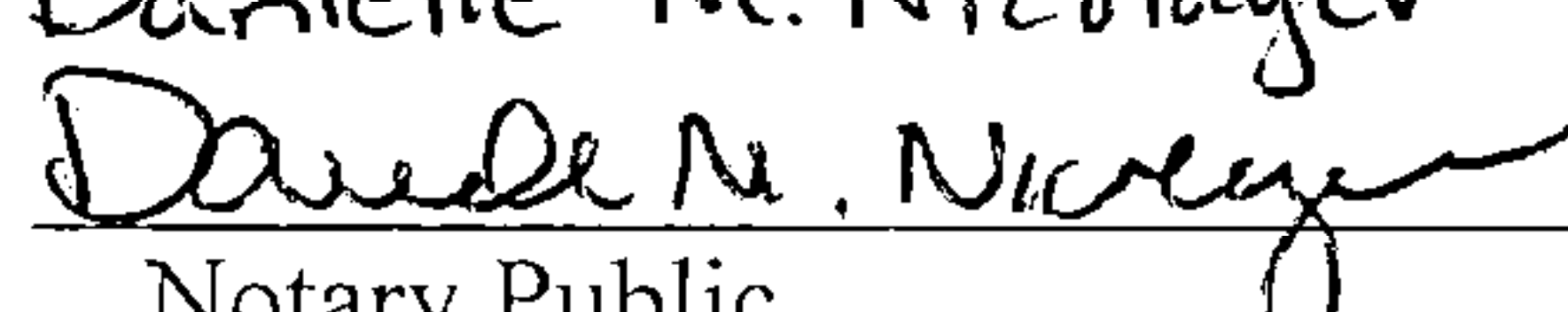
 (SEAL)
James W. Johnson, III
 (SEAL)
Connie A. Johnson

STATE OF NC
COUNTY OF Johnston

I, a Notary Public of the County and State aforesaid, certify that James W. Johnson, III and Connie A. Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 5 day of August, 2024.



Danielle M. Nicolayer

Notary Public

My Commission Expires: 02/06/2029