

FOR REGISTRATION  
Kimberly S. Hargrove  
REGISTER OF DEEDS  
Harnett County, NC  
2018 NOV 29 01:09:29 PM  
BK:3657 PG:407-409  
FEE:\$26.00  
EXCISE TAX:\$24.00  
INSTRUMENT # 2018016597  
TWESTER

HARNETT COUNTY TAX ID#

06-0596-0395 04

11-29-18 BY SP



2018016597

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$24.00

Parcel Identifier No. 060596039504 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: McLeod Law Firm, 209 S. Wilson Avenue, Dunn, NC 28334

This instrument was prepared by: McLeod Law Firm, 209 S. Wilson Avenue, Dunn, NC 28334

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 28th day of November, 2018, by and between

**GRANTOR**

Larry Wayne Baird and wife, Roxanne L. Baird  
552 Antioch Church Road  
Dunn, NC 28334

**GRANTEE**

Joey B. Raynor and wife, Lisa M. Raynor  
109 Lavendale Lane  
Dunn, NC 28334

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, \_\_\_\_\_ Duke \_\_\_\_\_ Township, \_\_\_\_\_ Harnett \_\_\_\_\_ County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 638 page 135

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

A map showing the above described property is recorded in Plat Book 2018 page 247

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.

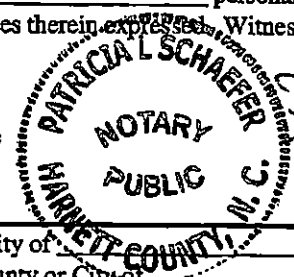
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

\_\_\_\_\_  
 (Entity Name)  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 \_\_\_\_\_  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 \_\_\_\_\_  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_

*Larry Wayne Baird* (SEAL)  
 Print/Type Name: Larry Wayne Baird  
*Roxanne L. Baird* (SEAL)  
 Print/Type Name: Roxanne L. Baird  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Hamett  
 I, the undersigned Notary Public of the County or City of Hamett and State aforesaid, certify that  
Larry Wayne Baird and wife, Roxanne L. Baird 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 28th day of  
November, 2018.



My Commission Expires: 12-04-2020  
 (Affix Seal)  
 \_\_\_\_\_  
 Patricia L. Schaefer Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
 \_\_\_\_\_ 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 \_\_\_\_\_ day of  
 \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)  
 \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
 \_\_\_\_\_ personally came before me this day and acknowledged that  
 he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
 \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
 inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its  
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)  
 \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

**EXHIBIT A**  
**for**  
**JOEY B. RAYNOR AND WIFE, LISA M. RAYNOR**

**Duke Township, Harnett County:**

BEING all of Tract #1, containing 2.00 acres, more or less, as shown on map entitled, "Minor Subdivision Property of Larry W. Baird and wife, Roxanne L. Baird," dated July 25, 2018, prepared by Joyner Piedmont Surveying, and recorded in Map Book 2018, Page 247, Harnett Co Registry.

ALONG WITH that 30' ingress, egress, and public utilities easement from NCSR 1735 to the above described Tract #1, containing 2.00 acres, more or less, as shown on map entitled, "Minor Subdivision Property of Larry W. Baird and wife, Roxanne L. Baird," dated July 25, 2018, prepared by Joyner Piedmont Surveying, and recorded in Map Book 2018, Page 247, Harnett Co Registry.

**Parcel ID: 060596039504**

**Address: 109 Lavendale Lane, Dunn, NC 28334**

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