

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Dec 14 03:53 PM NC Rev Stamp: \$ 60.00
Book: 3661 Page: 579 - 581 Fee: \$ 26.00
Instrument Number: 2018017364

HARNETT COUNTY TAX ID#
04-0693-0027

12-14-2018 BY CW

This instrument prepared by: Christopher Mann, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 60.00

Parcel Identifier No. 040693 0027 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

Brief description for the Index: +/- 1.38 acres, Pearidge Road

THIS DEED made this 13 day of December, 2018, by and between

GRANTOR	GRANTEE
Tammy Baker, a widow 2033 Guy Road Angier, NC 27501	South East Custom Home Builders, LLC MAILING ADDRESS: 1112 Arden Trace Court Fuquay Varina, NC 27526 PROPERTY ADDRESS: 2251 Pearidge Road Angier, NC 27501

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 Angier, _____ Township, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2105, Page 505. All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book F, Page 576-D.

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) Tammy H. Baker (SEAL)
Print/Type Name Tammy Baker

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

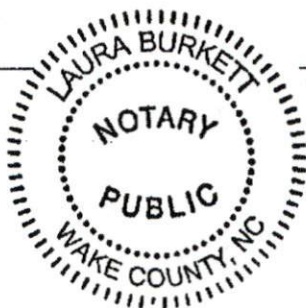
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Tammy Baker 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 13 day of December, 2018.

My Commission Expires: 10/19/2023



[Signature]
Notary Public

[Faint signature]

EXHIBIT "A"

Beginning at an iron stake corner in the form of a railroad spike in the center of a sixty-foot right-of-way of State Road 1505 and running thence North 49° 57 minutes 20 seconds West 154.52 feet along the center of a road to an iron stake corner in the center of the same road and running thence North 51° 57 minutes 35 seconds West 150.00 feet along the center of the road to an iron stake corner in the center to the same road and running thence North 58° 28 minutes 30 seconds West 150.00 to along the center of the road to an iron stake corner in the center of the same road and running thence North 67°38 minutes 35 seconds West 130.42 feet along the center of the road to a set railroad spike near the center of the same road and running thence North 38° 14 minutes 40 seconds East 53.10 feet to an iron stake corner located on a shopped line and running thence South 88° 00 minutes East 472.70 feet to an iron stake located near a lightwood knot and running thence South 3° 30 minutes West 346-92 feet to the point of beginning and comprises 1.988 acres and adjoining the lands of Herman Fish on the East, Steve Adams to the North, A.V. Matthews to the South. Refer to the deed from L.I. Ogburn and wife, Susie P. Ogburn, to A.V. Matthews, dated November 29, 1955, and recorded in Book 365 at Page 243, Harnett County Registry.

For chain of title see: Deed Book 574, Page 25; Deed Book 365, Page 243, Harnett County Registry.

Less and Except the Following:

Being all of a lot containing 0.207 acres, as described in survey entitled "Lot Recombination Property of Wesley Vaden Smith and wife, Carla Barrow Smith" dated May 22, 1996 and recorded in Plat Cabinet F, Slide 576-D, Harnett County Registry. This being the same property conveyed to Wesley V. Smith and wife, Carla B. Smith in Book 1153, Page 43, Harnett County Registry.