

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2018 SEP 26 09:01:09 AM
BK: 3641 PG: 484-485
FEE: \$26.00
INSTRUMENT # 2018013705

SARTIS

HARNETT COUNTY TAX ID#

0716100051-07



2018013705

920-18 BY SPB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 0

Parcel Identifier No.: 071610005107

Mail after Recording to: R. Allen Lytch, P.A. PO Box 157, Dunn, NC 28335

This instrument was prepared by R. Allen Lytch, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: 1.17 acres, Festus Rd., Coats, NC 27521

THIS GENERAL WARRANTY DEED, made this 25th day of September, 2018, by and between

<u>GRANTORS</u>	<u>GRANTEE</u>
SHELEY BUTLER ELDRIDGE (Unmarried) F/K/A SHELEY ELDRIDGE JOHNSON 246 Festus Rd. Coats, NC 27521	STEVEN CLINT ELDRIDGE 246 Festus Rd. Coats, NC 27521

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 and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING that 1.17 acre tract of land designated as Parcel 1 as shown on survey for Sheley Eldridge Johnson, dated April 30, 2018, surveyed by Joyner Piedmont Surveying and recorded in Map Book 2018, Page 173, Harnett County Register of Deeds

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 of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

GRANTOR:

Shelley Butler Eldridge
Shelley Eldridge Johnson (SEAL)
SHELEY BUTLER ELDRIDGE (Unmarried) F/K/A
SHELEY ELDRIDGE JOHNSON

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, Lynne H. Byrd, a Notary Public for Cumberland County, North Carolina,
certify that **SHELEY BUTLER ELDRIDGE (Unmarried) F/K/A SHELEY ELDRIDGE**
JOHNSON, personally appeared before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and notarial seal this the 25 day of September.

Lynne H. Byrd
NOTARY PUBLIC

My Commission Expires: 10/02/2021

