

For Registration Kimberly S. Hargrove  
 Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 2019 May 03 10:35 AM NC Rev Stamp: \$ 0.00  
 Book: 3694 Page: 443 - 447 Fee: \$ 26.00  
 Instrument Number: 2019005729

HARNETT COUNTY TAX ID#  
 080643 0025 01

05-03-2019 BY MT

Submitted electronically by Senter, Stephenson, Johnson, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. 08-0643-0025 01 Verified by HARNETT County on the \_\_\_\_ day of \_\_\_\_\_, 2019

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TAX ADVICE]

Brief description for the Index: LOT #1 JULIE C TILLEY

THIS DEED made this 26 day of April, 2019, by and between

GRANTOR	GRANTEE
<p><b>Julie C. Tilley, Administrator of the Estate of Catherine T. Tilley, deceased</b></p> <p><b>Julie C. Tilley, unmarried</b></p> <p><b>Kathy T. Shaffer and spouse, Karl Shaffer</b></p> <p><b>Phyllis A. Tilley, unmarried</b></p> <p>1301 Bowling Road Fuquay Varina, NC 27526</p>	<p><b>Julie C. Tilley, unmarried</b></p> <p>1301 Bowling Road Fuquay Varina, NC 27526</p>

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 or parcel of land situated in **Hectors Creek Township, Harnett County, North Carolina** and more particularly described as follows:

**BEING all of Lot 1 containing 1.000 acre, more or less, as shown on that map recorded in Book of Maps 2019, Page 51, Harnett County Registry.**

**Property Address: Baptist Grove Road, Fuquay Varina, NC 27526**

The property herein above described was acquired by Grantor by instrument recorded in Harnett County File No. 10 E 715. See also Book 2240, Page 589, Harnett County Registry.

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 Book of Maps 2019, Page 51, 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 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:

- 1. General service and utility easements, restrictions, and rights-of-way of record; and
- 2. 2019 Ad Valorem taxes, not yet due and payable;

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

By: Julie C. Tilley (SEAL)  
 Julie C. Tilley, Administrator of the  
 Estate of Catherine T. Tilley

Julie C. Tilley (SEAL)  
 Julie C. Tilley, Individually

State of North Carolina  
County of Wake

I certify Julie C. Tilley, Administrator of the Estate of Catherine T. Tilley, personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of April, 2019.



Jessica B. Rimbey  
 Printed name of notary: Jessica B. Rimbey  
 My Commission Expires: 7/12/22

State of North Carolina  
County of Wake

I certify that Julie C. Tilley personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of April, 2019.



Jessica B. Rimbey  
 Printed name of notary: Jessica B. Rimbey  
 My Commission Expires: 7/12/22

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

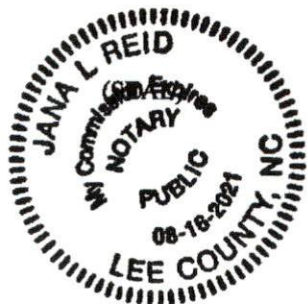
Kathy T. Shaffer (SEAL)  
Kathy T. Shaffer

\_\_\_\_\_  
Karl Shaffer (SEAL)

State of North Carolina  
County of Chatham

I certify that Kathy T. Shaffer and Karl Shaffer each personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 30 day of April, 2019.



Jana L Reid  
Printed name of notary: Jana L Reid  
My Commission Expires: 08/18/2021

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

\_\_\_\_\_  
Kathy T. Shaffer (SEAL)  
*Karl Shaffer*  
\_\_\_\_\_  
Karl Shaffer (SEAL)

State of North Carolina  
County of Chatham

I certify that **Kathy T. Shaffer and Karl Shaffer** each personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1<sup>st</sup> day of May, 2019.



*Jana L Reid*  
\_\_\_\_\_  
Printed name of notary: Jana L Reid  
My Commission Expires: 08/16/2021

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

Phyllis A. Tilley (SEAL)  
Phyllis A. Tilley

State of ~~North Carolina~~ **VIRGINIA**  
County of ~~VA BEACH~~ **VA BEACH**

I certify that **Phyllis A. Tilley** personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29<sup>TH</sup> day of APRIL, 2019.



KASSANDRA JOHNSON  
Printed name of notary:  
My Commission Expires: