

B3630 - P312

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded

2018 Aug 10 02:47 PM NC Rev Stamp: \$ 27.00
Book: 3630 Page 312 - 314 Fee: \$ 26.00
Instrument Number: 2018011619

HARNETT COUNTY TAX ID #
099575 0015

08-10-2018 BY: SB

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$27.00

Recording Time, Book and Page

Tax parcel: 9564-80-3391.000

Mail after recording to: Grantee: 1516 Seabrook Road; Fayetteville, NC 28301

This instrument was prepared by: R. Dale Fussell, Attorney

(38287)

Brief description for index: Marks Road; Cameron, NC 28326

THIS DEED made this 6th day of August, 2018 by and between

GRANTOR

KAL Services Unlimited, LLC

mailing address: 651 S. Mount Juliet Road, Suite 533; Mount Juliet, TN 37122

GRANTEE

McDuffie 37, LLC

property address: Marks Road; Cameron, NC 28326

mailing address: 1516 Seabrook Road; Fayetteville, NC 28301

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 Grantors, 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 located in Harnett County, North Carolina, and more particularly described as follows:

See attached Exhibit "A"

Address: Marks Road; Cameron, NC 28326

Tax parcel: 9564-80-3391.000

Deed reference: Book 1540 Page 73

This property was not the primary residence of Grantor.

Submitted electronically by "R. Dale Fussell, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions and conditions of record. Ad valorem taxes.

 _____ (SEAL)
Kal Services Unlimited, LLC
By Karmen Keith, Member

STATE OF TN

COUNTY OF OVERTON

I, Molly Talent, a notary public of said county and state, do certify that

Karmen Keith, Member of Kal Services Unlimited, LLC ("Signatories") came before me this day and acknowledged execution of the foregoing instrument. I certify that the Signatories personally appeared before me this day and I have seen satisfactory evidence of the Signatories' identity by a current state or federal identification with the Signatory's photograph in the form of a driver's license. The Signatories acknowledged to me that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and notarial seal this 6th day of August, 2018.

 _____
Notary Public

My commission expires: 10/29/19



Exhibit "A"

BEGINNING at a stake in the southern margin of McDuffie Road dividing corner between Lots #20 and #21 and runs thence with the southern margin of McDuffie Road North 64 degrees 05' East 100 feet to a stake and continuing the same course 63.4 feet to a stake; thence with the curve of McDuffie Road with a radius of 11.3 feet to a tangent of 50 feet and a distance along the curve of 91.55 feet to a stake dividing corner between Lots#22 and #23; thence continuing with the southern margin of the right of way of McDuffie Road North 67degrees 45' West 145.7 feet to a state; thence continuing with the curve of McDuffie Road with a radius of 134.9 feet a tangent distance of 60 feet and a distance along the curve of 54.9 feet to a stake dividing corner between Lots #23 and #24 and continuing on the curve 56.8 feet to a stake; and thence continuing with the southern margin of McDuffie Road South 19 degrees 55' East 160.1 feet and continuing with the curve of the drive with a radius of 52 feet a tangent of 50 feet and a distance along the curve of 33.1 feet to a stake dividing corner between Lots #24 and #25; and runs thence with the dividing line between Lots #24 and #25 South 86 degrees 30' West 217 feet to a stake dividing corner between Lots #23, #24 and #25 in the edge of the proposed lake; thence with the dividing line between Lots #22 and #25 and Lots #21 and #27 to a point in the center of the proposed lake; thence with the dividing line between Lots #20 and #21 North 25 degrees 55' West 410 feet to the point place of BEGINNING and being Lots #21, #22, #23 and #24 of Hi-View Acres as shown upon a plat of Hi-View Acres prepared by W. R. McDuffie, Registered Land Surveyor in April, 1967.