

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Aug 28 01:07 PM NC Rev Stamp: \$ 0.00
Book: 3729 Page: 978 - 980 Fee: \$ 26.00
Instrument Number: 2019012261

HARNETT COUNTY TAX ID#
130601 0053 & 04
08-28-2019 BY MT

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID# 130601 0053 & 13601 0053-04
REVENUE STAMPS:-0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 23rd day of August, 2019, by and between **Thomas Joseph Patterson Jr. and spouse Nancy Magill Patterson**, of 18 Magill Lane Broadway NC 27505 (hereinafter referred to in the neuter singular as "the Grantor") and **Dennis Clayton Patterson, unmarried** of 205 Ralph Patterson Road Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

Parcel A:

Being all of Parcel A as shown on map entitled "Recombination Survey for: Thomas J. Patterson, Jr." dated November 13, 2014 and recorded on November 25, 2014 at Map No. 2014-350, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Tract 4:

Being all of Tract 4 containing 0.15 acre as shown on Survey For: "Heirs of Clayton J. Patterson", dated November 19, 2013, by Andrew H. Joyner, PLS and recorded in Map Number 2014- 95, Harnett County Registry.

Also conveyed is a non-exclusive 20 foot wide ingress, egress and utility easement running from the above described property to NCSR 1273 (Holly Springs Church Road), which easement is located as shown on the map above referenced.

The property described, being the same property acquired by Grantor in instrument recorded in Book 3299, Page 342 and Book 3232, Page 302, Harnett County Registry

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Thomas Joseph Patterson Jr. (SEAL)
Thomas Joseph Patterson Jr.

Nancy Magill Patterson (SEAL)
Nancy Magill Patterson

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that Thomas Joseph Patterson and spouse, Nancy Magill Patterson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 28 day of Aug, 2019.



Shannon Howell
Notary Public

My Commission Expires: 8.23.2020

Unrecorded Document