

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 3702 Page: 664 - 665 Fee: \$ 26.00
Instrument Number: 2019007239

HARNETT COUNTY TAX ID#
050633 0112 12

06-03-2019 BY SB

TRUE AND CERTIFIED

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

PID#050633 0112 12
REVENUE STAMPS: \$289.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 23rd day of May, 2019, by and between **William Geist and spouse Melody Geist**, of 1017 Broadcreek Drive Fuquay-Varina, NC 27526 (hereinafter referred to in the neuter singular as "the Grantor") and **David William Rossner and spouse, Stacey Gloria Rossner** of 1920 Aberdeen Drive Dunkirk, MD 20754 (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 Hector's Creek Township of said County and State, and more particularly described as follows:

BEING all of Lot 10, containing 10.09 acres, more or less, Cedar Rock, as shown on plat of survey recorded in Map 2006-907 and revised in Map 2007-994, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The property hereinabove described being the same property acquired by Grantor in instrument recorded in Book: 3497, Page: 198, 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

William Geist (SEAL)
William Geist

Melody Geist (SEAL)
Melody Geist

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that William Geist and Melody Geist personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 3rd day of June, 2019.



Shelia F. Graham
Notary Public

My Commission Expires: 8/8/2021