

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Aug 19 09:00 AM NC Rev Stamp: \$ 10.00
Book: 3726 Page: 952 - 955 Fee: \$ 26.00
Instrument Number: 2019011661

HARNETT COUNTY TAX ID #
05061301-0301-05 & -06

08-19-2019 BY: MT

WARRANTY DEED

Prepared by: Richard J. Archie
WHITE & ALLEN, P.A.

Property was not Grantor's primary residence

NO TITLE EXAMINATION WAS PERFORMED BY DRAFTING ATTORNEYS

NORTH CAROLINA

Tax Stamps: \$10.00

HARNETT COUNTY

Parcel No.: 0613-64-5109.000
0613-64-4123.000

THIS DEED, made this 5th day of August, 2019, by JAMES MORRIS WATERS (Unmarried), whose address is 2513 David Avenue, Kinston, NC 28501, Grantor; to SANDRA KAY FRANKUM and AARON ROBERT EADY, joint tenants with right of survivorship, whose address is 809 Cox Maddox Rd, Sanford, NC 27332, Grantees;

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, has sold, and by these presents, does grant, bargain, sell and convey unto Grantees, their heirs and assigns, in fee simple, as joint tenants with right of survivorship that parcel of land lying and being in Buckhorn Township, Harnett County, North Carolina, and

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of said premises in fee, 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 claims of all persons whomsoever, subject to valid and enforceable utility easements, rights-of-way and restrictions of record, if any, and a pro rata share of the current year's ad valorem property taxes.

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.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

James Morris Waters (SEAL)
James Morris Waters

NORTH CAROLINA

Lenoir COUNTY

Personally appeared before me this day JAMES MORRIS WATERS, (Unmarried) being personally known to me or identified by satisfactory evidence and acknowledged to me his due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 5 day of Aug., 2019.

Jessica Turner Elmore
Jessica Turner Elmore Notary Public

My commission expires: 9-27-2020



Notary seal or stamp must appear within this box.

RJA/dfj #2
123075-00001

UNRECORDED DOCUMENT

EXHIBIT "A"

ATTACHMENT TO WARRANTY DEED BY JAMES MORRIS WATERS (UNMARRIED),
GRANTOR, TO SANDRA KAY FRANKUM, GRANTEE:

BEING Lots 61-62, Block 7 of Captain's Landing subdivision according to a map recorded in Book of Maps 21, Page 52 in the office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description.

THIS conveyance is made subject to all privileges of ingress and egress across Harper land in Book 590, Page 306.

THE above conveyance is subject to the reservations, restrictions and covenants as set out and recorded in the office of the Register of Deeds of Harnett County, North Carolina, in Book 597, Page 176.

RJA/dfj #2
123075-00001