

HARNETT COUNTY TAX ID#

05-0623-0006-01

7/6/18 BY CW

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2018 JUL 06 04:45:36 PM
BK:3621 PG:67-68
FEE:\$26.00
INSTRUMENT # 2018009750

TWESTER



Excise Tax \$0.00

Recording Time, Book and Page

Mail after recording to **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

This instrument prepared by **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

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

Brief Description for the index : Lot 8A, Map 2018-170

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
Landon Thomas Chandler and wife, Martha Pittman Chandler 28 Springmoor Drive Angier, NC 27501	Jeffrey Alan Payne 108 East Street Fuquay-Varina, NC 27526

Enter in appropriate block for each party: name, 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 of his one-half undivided interest in and to that certain lot or parcel of land situated in **Buckhorn** Township, **Harnett** County, North Carolina and more particularly described as follows:

Parcel ID Number: 050623 0006 01

BEING all of Tract 8A, containing 6.17 acres, as shown upon that plat of survey entitled "Minor Subdivision Survey for Landon & Martha Chandler and Jeffrey Alan Payne", prepared by Benton W. Dewar, Profession Land Surveyor, dated June 11, 2018 and recorded at Map No. 2018-170, Harnett County Registry. Reference to said plat of survey is hereby made for a greater certainty of description.

This is a portion of that tract of land conveyed to Landon Thomas Chandler and wife, Martha Pittman Chandler, and Jeffrey Alan Payne, by deed from Smith and Wallace Holdings, LLC, dated June 14, 2018, and recorded in Book 3614, Page 612-613, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 3614, Page 612-613, Harnett County Registry.**

A map showing the above described property is recorded at **Map # 2018-170, Harnett County Registry.**

The above described property does does not include the primary residence of the Grantor.

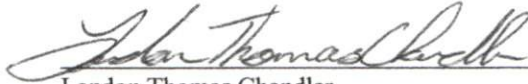
TO HAVE AND TO HOLD the aforesaid one-half undivided interest in and to that lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

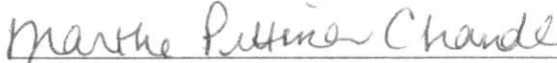
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

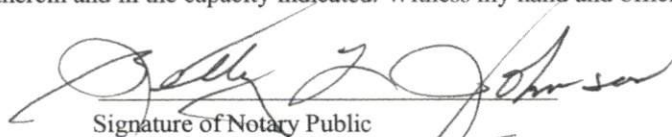
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

 (SEAL)
Landon Thomas Chandler

 (SEAL)
Martha Pittman Chandler

State of North Carolina, County of Harnett.

I, a Notary Public of the County and State aforesaid, certify that **Landon Thomas Chandler and wife, Martha Pittman Chandler**, personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 6 day of July, 2018.



Signature of Notary Public

Betty L. Johnson

Printed Name of Notary Public



Commission Expires: 12/31/2018

LEGEND

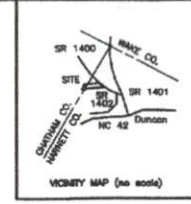
CMS - CONCRETE MONUMENT SET	ES - EXISTING SPARK
ESM - EXISTING MONUMENT SET	CS - COTTON SPRAWL SET
EP - EXISTING IRON PIPE	D - DRAINAGE
ES - EXISTING IRON SPIKE	OL - OIL LINE
ES - EXISTING IRON SPIKE	S - SANDWICH SEWER
ES - EXISTING IRON SPIKE	W - WATER
EP - EXISTING PC W/AL	E - ELECTRIC
ES - EXISTING W/AL	T - TELEPHONE
ES - EXISTING W/AL SPIKE	CO - COPEN CLONING
EP - IRON PIPE SET	EV - FIRE MESSING
ES - IRON SPIKE SET	SP - TELEPHONE FLOORING
ES - IRON SPIKE SET	UP - UTILITY POLE
ES - IRON SPIKE SET	EL - ELBOW
ES - IRON SPIKE SET	SH - SHORLE
ES - IRON SPIKE SET	MC - MARK OF CURB
ES - IRON SPIKE SET	HW - HOLE/NO KEY
ES - IRON SPIKE SET	CP - COMPUTED POINT
ES - IRON SPIKE SET	EP - EDGE PARALLEL
ES - IRON SPIKE SET	MS - NORTH CAROLINA GEODETIC SURVEY

REFERENCES

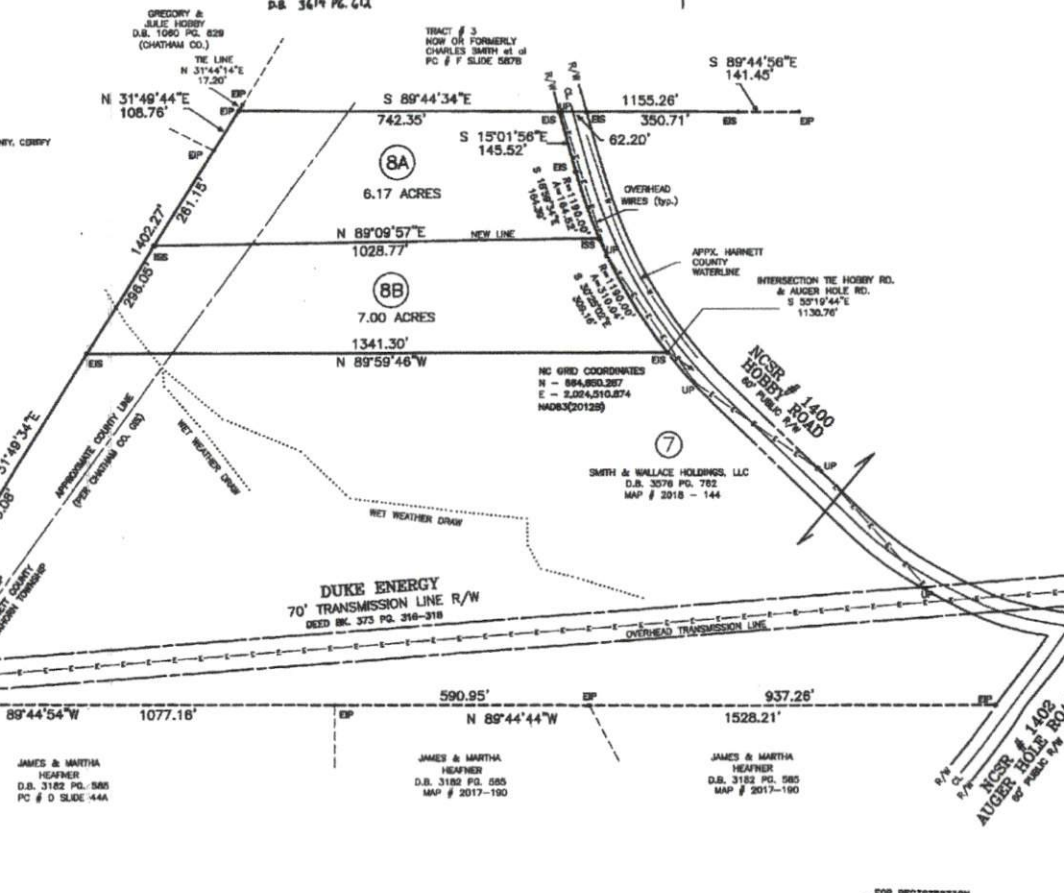
HARNETT COUNTY	WAKE COUNTY
D.B. 1947 PG. 482	D.B. 1980 PG. 10
D.B. 373 PGS. 316-318	S.M. 1980 PG. 10
D.B. 085 PG. 792	CHATHAM COUNTY
D.B. 088 PG. 307	D.B. 1380 PG. 1118
D.B. 053 PG. 853	D.B. 778 PG. 828
D.B. 731 PG. 893	D.B. 1080 PG. 828
D.B. 838 PG. 868	P.S. 84-272
PC # D SLIDE 44A	P.S. 82-34
MAP # 2017-190	P.S. 82-34
MAP # 2014-3	
MAP # 2016-13	
PC # F SLIDE 8380	
PC # F SLIDE 0878	
PC # D SLIDE 1300	
MAP # 2017-398	
MAP # 2018-144	
D.B. 3619 PG. 614	

HARNETT COUNTY JURISDICTION
 ZONED RA-30
 MINIMUM BUILDING SETBACKS
 FRONT - 30'
 SIDE - 10'
 REAR - 25'

NOTES
 AREA BY COORDINATES.
 THIS PROPERTY IS NOT LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. FEMA MAP # 372002000A, ZONE 1; EFF. DATE 5/2/2006.
 SUBJECT TO ABOVE AND OR UNDERGROUND UTILITIES AND OR EASEMENTS.
 NC GRID COORDINATES FROM GPS VRS OBSERVATIONS, TIED TO NCDS CORN STATIONS. DATUM NAD83(0128), CONVERSION FACTOR - 0.99997339
 30' DUKE ENERGY EASEMENT ON ELECTRIC SERVICE LINES.



REVIEW OFFICE'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF HARNETT
 I, Shirley Bennett REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS REFERRED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER
Shirley Bennett
 DATE 6-15-18



CERTIFICATE OF OWNERSHIP, DESCRIPTION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, INCLUDING THE SHOWN BUILDING SETBACK LINES AND EASEMENTS ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER AREAS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA.

(DATE) 6-15-18

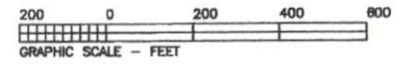
Shirley Bennett THE PARCEL L.S. NUMBER
Shirley Bennett OWNER

I, hereby certify that the development depicted hereon has been granted final approval from Harnett County E-011 Addressing, Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-011 Addressing - N/A
 Public Utilities (Not for Construction) - 4" waterline available
 NCDOT - Change of use requires driveway permit
David A. McRae 06-13-18
 Subdivision Administrator Date

MINOR SUBDIVISION SURVEY FOR
LANDON & MARTHA CHANDLER
 28 SPRINGMOOR DRIVE, ANGIER, NC 27501
 AND
JEFFREY ALAN PAYNE
 108 EAST STREET, FURQUAY-VARINA, NC 27526

TRACT # 8 MAP # 2018-144
 PIN # 0626-34-7922.000
 BUCKHORN TOWNSHIP - HARNETT COUNTY
 CAPE FEAR TOWNSHIP - CHATHAM COUNTY
 NORTH CAROLINA
 SCALE : 1" = 200' - MAY 15, 2018



BENTON W. DEWAR AND ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 PH. # (919)-552-9813

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY THAT THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND THAT IS REQUIRED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULARIZES PARCELS OF LAND.
Benton W. Dewar
 BENTON W. DEWAR #3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE RATIO OF PRECISION IS 1:25,000.000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK PAGE 2017-190 PAGE 2017-398 THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITHIN MY ORIGINAL SURVEY LICENSE NUMBER AND SEAL THIS 15th DAY OF JUNE 2018.
Benton W. Dewar
 BENTON W. DEWAR, NCPLS - 3040



HARNETT COUNTY
 NORTH CAROLINA
 FILED DATE 6-15-18 TIME 2:11 pm
 MAP NUMBER 2018-170
 KIMBERLY S. HARRISON
 REGISTER OF DEEDS
 BY: Chang S. Clinton DEPUTY



RECORDED MAP # 2018 - 170 HARNETT CO. R.O.D.