

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 3597 Page: 704 - 706 Fee: \$ 26.00
Instrument Number: 2018005331

HARNETT COUNTY TAX ID #
080652 0062 04

04-19-2018 BY: MT

Prepared by and mail to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: \$235.00
Parcel ID No.: 080652 0062 04

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 18th day of April, 2018, by and between
GLENN M. WEAVER and wife, LINDA H. WEAVER of 1016 Blue Larkspur
Avenue, Wake Forest, NC 27587, hereinafter called GRANTOR, and **JOSHUA
RANDALL ROBBINS and wife, ASHLEY DAVENPORT ROBBINS** of 29
Tucson Court, Fuquay Varina, NC 27526, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 that certain lot or parcel of land situated in Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of that certain 10.293 acre parcel according to the survey map dated April 21, 2016, entitled "Glenn M. Weaver" and recorded in Map Book 2016, Page 117, Harnett County Registry to which reference is hereby made for a more particular description.

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3102, Page 671 and Book 3119, Page 610, Harnett County Registry.

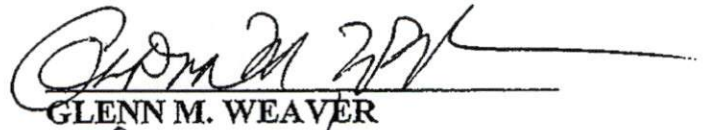
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts as would be disclosed by a current survey of the real property described herein.
5. 2018 ad valorem taxes which are not yet payable.

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



GLENN M. WEAVER



LINDA H. WEAVER

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, Lindsey Farrar, a Notary Public, do hereby certify that
Glenn M. Weaver and Linda H. Weaver appeared before me this day and
acknowledged the due execution of the foregoing instrument.



Witness my hand and notarial seal, this the 18th day of April, 2018

Lindsey Farrar
Notary Public

My Commission Expires: 7/25/18