

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Mar 12 02:09 PM NC Rev Stamp: \$ 0.00
Book: 3791 Page: 448 - 450 Fee: \$ 26.00
Instrument Number: 2020003874

HARNETT COUNTY TAX ID #
021519 0034 13

03-12-2020 BY: TW

Excise Tax 0.00 Recording Time, Book and Page
Parcel ID No. 021519 0034 13 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Lee L. Tart Malone, Attorney at Law

Brief description for the Index:

NO TITLE CERTIFICATION

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 12th day of March, 2020 by and between:

<p>GRANTOR:</p> <p>Belvin L. Strickland, Jr. and wife, Janet L. Strickland</p> <p>5710 Red Hill Church Road Coats, NC 27521</p>	<p>GRANTEE:</p> <p>Jennifer S. Silmon and husband, Thomas Silmon</p> <p>3822 Abattoir Road Angier, NC 27501</p>
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated in Grove Township, Harnett County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS INSTRUMENT.

All or a portion of the property herein conveyed does ____ or XX does not include the primary residence of the Grantor.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3764, Page 842, Harnett County Registry.

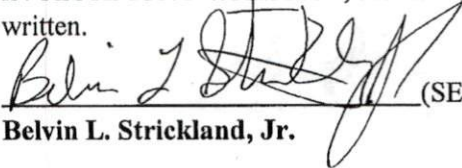
A map showing the above described property is recorded in Map Book 2020, Page 64.

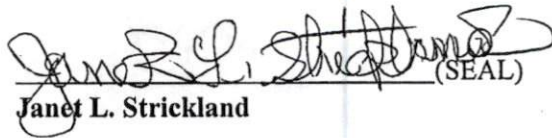
TO HAVE AND TO HOLD in the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor, covenants with the Grantee, that Grantor is seized in said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2020 and subsequent years, not yet due and payable.

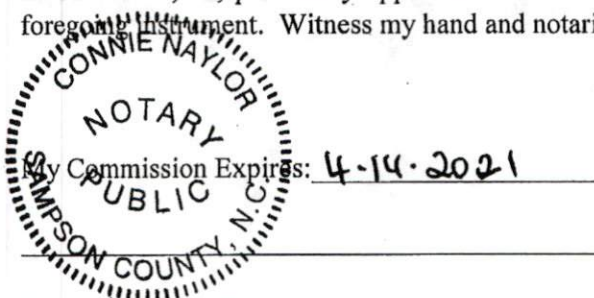
IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

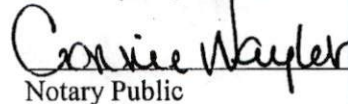
 (SEAL)
 Belvin L. Strickland, Jr.

 (SEAL)
 Janet L. Strickland

STATE OF NORTH CAROLINA
COUNTY OF SAMPSON

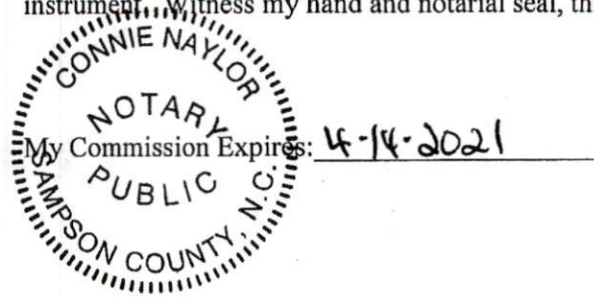
I, Connie Naylor, Notary Public of the County and State aforesaid, certify that Belvin L. Strickland, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 12th day of March, 2020.




 Notary Public

STATE OF NORTH CAROLINA
COUNTY OF SAMPSON

I, Connie Naylor, Notary Public of the County and State aforesaid, certify that Janet L. Strickland, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 12th day of March, 2020.





 Notary Public

EXHIBIT "A"

Being all of Parcel C, according to **Map Number 2020 - 64** recorded in the Harnett County Registry, entitled "Minor Subdivision Survey For: Belvin L. Strickland, Jr. & Janet L. Strickland and Jennifer Silmon & Thomas Silmon: ", Grove Township, Harnett County, North Carolina as surveyed by Streamline Land Surveying, Inc., dated January 17, 2020, incorporated herein by reference, and made a part of this instrument. Said Parcel consisting of 7.17 acres.

* (0.03, acres is within the right of way of US 421 leaving a net acreage of 7.14 acres)

Also conveyed is that certain Private 50-foot ingress, egress, regress and utility easement as shown and dedicated on the above-referenced map.