

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2019 APR 22 03:56:09 PM
BK:3690 PG:522-528
FEE:\$26.00
EXCISE TAX: \$182.00
INSTRUMENT # 2019005030
VRODRIGUEZ

HARNETT COUNTY TAX ID#

071509 - 0037 - 11

4/22/19 BY (CW)



2019005030

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

GENERAL WARRANTY DEED

Excise Tax: \$182.00

Parcel ID Number: o/o 071509 0037 02

Prepared By & Mail to: Pope & Pope, Attorneys at Law, P.A.
PO Box 790, Angier, NC 27501
File No: 19.166

NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN; NO CLOSING

THIS DEED made this 5th day of April, 2019, by and between

GRANTOR	GRANTEE
John H. Turlington, widower; Bette T. Stephenson, widow; Rosa T. West, widow; and Donna F. Turlington, widow c/o 112 Robins Nest Athens, GA 30606	TLW Contractors, Ltd., a North Carolina Corporation PO Box 292 Lillington, NC 27546

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.

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable

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Pope & Pope, Attorneys at Law, P.A.

considerations, 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 forever, all of that certain piece, parcel, or tract of land situate, lying, and being in Grove Township of said County and State, and more particularly described as follows:

BEING all of Tract "C", containing 10.10 acres, 9.93 acres net, more or less, as shown upon that map entitled, "'Exempt Division' 46.42 Acres Total Map For: Randall E. Turlington Heirs" dated 3/28/2019 and recorded in Map No. 2019-106, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

For title reference, see the following: Deed Book 2966, Page 724; Book 2965, Page 995; Book 2663, Page 165; Book 1194, Page 802; Book 307, Page 51; and Book 287, Page 59, Harnett County Registry. See also, the Estate of Josephine F. Turlington, Harnett County Clerk of Court File No. 08 E 117; the Estate of Tom E. Turlington, Harnett County Clerk of Court File No. 06 E 339; and the Estate of Randall Turlington, Harnett County Clerk of Court File No. 78 E 131.

It is the intention of the Grantors to convey all of their undivided interests in and to the above-described property to the Grantees named herein.

This conveyance is specifically made subject to the following restrictions, which shall run with the land and be binding upon the Grantee, its successors heirs and assigns:

1. No modular homes, mobile homes or manufactured homes, including but not limited to single-wide or double-wide homes, shall be erected or placed on the above-described property.
2. The above-described property may not be subdivided into two or more separate tracts for a period of three (3) years following the recordation of this Deed. After the expiration of said three (3) year period, this individual restriction shall be null and void and of no effect. Notwithstanding the foregoing, the Grantee, its successors, heirs and assigns may recombine the property with and into an adjoining tract(s) in compliance with regulations and restrictions of Harnett County which may be in existence at the time of the recombination

Pursuant to NCGS §105-317.2 the Grantor herein acknowledges that the real property conveyed herein does / does not include the primary residence of the grantor.

The herein described lands are conveyed to and accepted by the Grantees subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.

This conveyance is expressly made subject to the lien created by Grantor's real 2019, Harnett County ad valorem taxes.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, its heirs, successors, administrators, and assigns forever, but subject, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantees, 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 all said interest in the same to the Grantee (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.

[END OF PAGE - SIGNATURES ON FOLLOWING PAGES]

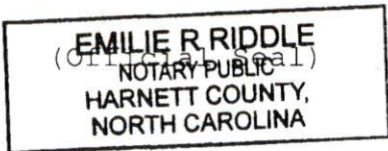
IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

John H. Turlington (Seal)
John H. Turlington

STATE OF North Carolina
COUNTY OF Harnett

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John H. Turlington

Date: April 5, 2019.



Emilie Riddle
Notary Public

Emilie R. Riddle
Notary's Printed or Typed Name

My commission expires: 08-28-23

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

Bette T Stephenson (Seal)
Bette T. Stephenson

STATE OF NC
COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bette T. Stephenson

Date: April 10, 2019.

(Official Seal)

Shannon S. Champion
Notary Public

Shannon S. Champion
Notary's Printed or Typed Name

My commission expires: 3-18-23



IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

Rosa T. West (Seal)
Rosa T. West

STATE OF NC
COUNTY OF Davidson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rosa T. West

Date: April 11, 2019.



Carrie F. West
Notary Public

Carrie F. West
Notary's Printed or Typed Name

My commission expires: 4/4/21

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal and do adopt the printed word "SEAL" beside their name as their lawful seal as of the day and year first above written.

Donna F. Turlington (Seal)
Donna F. Turlington

STATE OF Georgia
COUNTY OF Barrow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Donna F. Turlington

Date: April 10, 2019.



Jenna Fuchs
Notary Public

Jenna Fuchs
Notary's Printed or Typed Name

My commission expires: 4-3-20