

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Oct 25 04 01 PM NC Rev Stamp \$ 50.00
Book 3648 Page 922 - 923 Fee \$ 26.00
Instrument Number: 2018015080

HARNETT COUNTY TAX ID #
071610 0096 01

10-25-2018 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 50.00

PIN No.: 071610 0096 01

Mail after recording to **Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335**
This instrument was prepared by **Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335**

Brief Description for the index 0.93 acre Lot Map Book 2016, Page 337

THIS DEED made this the 25th day of October, 2018 by and between

GRANTOR	GRANTEE
S-MARK PROPERTIES, LLC a N.C. Limited Liability Company 365 Cottle Lake Dr. Coats, N.C. 27521	JAMES B. MCLAMB, unmarried and DESTINY P. NORRIS, unmarried, as joint tenants with right of survivorship and not tenants in common 164 Bryan McLamb Lane Dunn, NC 28334

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in the Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of that recombined lot composed of 0.77 acre and 0.16 acre for a total 0.93 acre recombined lot as shown on that map entitled "Recombination Map For Oliver J. Ennis and Wife, Vickie Wood Ennis" recorded on October 24, 2016 in Map Book 2016, Page 337, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3606, Page 545, Harnett County Registry.

Maps showing the above described property lots are recorded in Map Book 2016, Page 337, Harnett County Registry.

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

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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. Roadways and rights-of-way of record and those visible by inspection of the premises.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts that would be revealed by a recent as built survey on the subject tract by a registered land surveyor.
5. Such facts that are revealed by that survey which is recorded in Map Book 2016, Page 337, Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

S-MARK PROPERTIES, LLC
a N.C. Limited Liability Company

By: *Stephen L. Jernigan*
Stephen L. Jernigan, Managing Member

NORTH CAROLINA
COUNTY OF HARNETT

I, Christina L. Avery, a Notary Public, do hereby certify that **Stephen L. Jernigan**, member/manager of **S-MARK DEVELOPERS, LLC**, a N.C. Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 25th day of October, 2018.

Christina L. Avery
Notary Public



My Commission Expires: 10/22/2019
~~12-02-2017~~