

For Registration Kimberly S. Hargrove

Register of Deeds

Harnett County, NC

Electronically Recorded

2020 Jul 20 11:43 AM NC Rev Stamp: \$ 90.00

Book: 3841 Page: 465 - 467 Fee: \$ 26.00

Instrument Number: 2020012035

HARNETT COUNTY TAX ID #

021537 0124 03

021537 0124 04

07-20-2020 BY: KR

NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax: \$90.00

Real Estate Tax Parcel Number : Lot 3 - 1537 41 6163.000

Lot 4 - 1537 41 6286.000

Mail after Recording to **Grantee**

This Instrument was Prepared by: **John Turner Walston, Attorney at Law, Goldsboro, NC**

Brief Description for the Index: **Lots 3 & 4, Travis Ray Adams**

THIS DEED made this 17th day of July, 2020, by and between

GRANTOR

GRANTEE

<p>GRADY LAND SERVICES, INC., a North Carolina Corporation</p> <p>And Z. DEWITT GRADY and wife, PEARL GRADY</p> <p>Together as Tenants in Common</p> <p>Mailing Address 2850 Emmaus Church Road Dudley, NC (Property is Not a Primary Residence)</p>	<p>HERRING BUILDERS, INC.</p> <p>Mailing Address: 1154 Woods Crossroads Road Benson, NC 27504</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 the Grantee, the receipt of which is

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.

hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in **Harnett County, NC** and more particularly described as follows:

BEING all of Lots 3 and 4 as shown on a map entitled Property of "Travis Ray Adams" which is recorded in Plat Map Book 2002 - 597, Harnett County Registry, to which reference is made for a more detailed description of the same.

And being those same properties described further as follows:

- Lot 3: 1030 W. Strickland Road, Dunn, NC
- Lot 4: 1004 W. Strickland Road, Dunn, NC

TO HAVE AND TO HOLD the aforesaid real property 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, that title is marketable and free of all encumbrances, and that the 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. Easements for public and private utilities of record affecting the property;
2. Zoning Regulations;
3. Matters shown on the Plat recorded in Map Book 2002-597, Harnett County Registry;
4. AD VALOREM TAXES for 2020 and subsequent years.

IN WITNESS WHEREOF, the Grantor, having been duly sworn, has hereunto set his/her hand and seal the day and year above written.

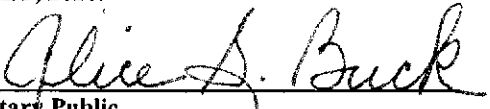
GRANTORS:

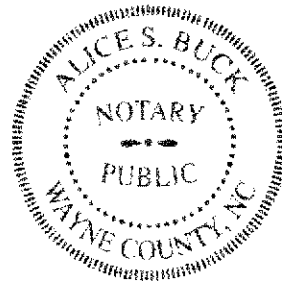
GRADY LAND SERVICES, INC.

By:  (SEAL)
KEVIN D. GRADY, PRESIDENT

STATE OF NORTH CAROLINA, COUNTY OF WAYNE

I, Alice S. Buck, the undersigned, a Notary Public of the County and State aforesaid, certify that KEVIN D. GRADY, personally appeared before me this day and having been duly sworn acknowledged the execution of the foregoing instrument on behalf of GRADY LAND SERVICES, INC., in the capacity indicated above, having first been fully authorized by the corporation to do so. Witness my hand and official stamp or seal, this 17th day of JULY, 2020.


Notary Public
My Commission Expires: 4/17/2023



GRANTORS:

Z. DeWitt Grady (SEAL)
Z. DEWITT GRADY

Pearl Grady (SEAL)
PEARL GRADY

STATE OF NORTH CAROLINA, COUNTY OF WAYNE

I, Alice S. Buck, the undersigned, a Notary Public of the County and State aforesaid, certify that **Z. DeWitt Grady and wife, Pearl Grady**, personally appeared before me this day and having been duly sworn acknowledged the execution of the foregoing instrument on this the 17th day of July 2020.

Alice S. Buck
Notary Public
My Commission Expires: 4/17/2023

