

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2012 AUG 09 12:29:05
BK:3021 PG:650-652
FEE:\$26.00
INSTRUMENT # 2012012654

MAJWOOD

HARNETT COUNTY TAX ID#

021504.0026.01

8/9/12 BY CW



2012012654

Prepared by and mail to: Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn, NC 28335

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinion as to title or tax consequences, unless contained in a separate written certificate.

EXCISE TAX: -0-

Parcel ID No. 021504002601; REID 0042861

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 8th day of August, 2012, by and between ALBERTICE TYNDALL, JR. and wife, JOAN B. TYNDALL, 1473 West Blackman Road, Dunn, NC 28334, hereinafter referred to as GRANTORS; and MICHAEL LYNN PITTMAN, Single, 1493 West Blackman Road, Dunn, NC 28334, hereinafter referred to as GRANTEE;

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, but subject to the life estates herein reserved, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all of that certain lot or parcel of land situated in Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at a set p.k. nail in the centerline of N.C.S.R. 1781, said point lying North 26° 01' 21" East 1043.02 feet to a found p.k. nail in the intersection of N.C.S.R. 1783 and N.C.S.R. 1781; thence from said beginning point North 24° 35' 52" East 431.36 feet to a set p.k. nail in the centerline of N.C.S.R. 1781; thence South 89° 35' 47" East 315.73 feet to a set rebar; thence South 85° 04' 00" East 658.0 feet to a set rebar; thence North 16° 10' 00" East 122.20 feet to a found iron pipe; thence North 80° 02' 32" East 495.23 feet to a found iron pipe; thence South 26° 00' 49" East 231.54 feet to a found iron pipe in the western right of way of CSX

Railroad right of way; thence South 35° 58' 01" West 648.92 feet to a found iron axle in the western right of way of CSX Railroad; thence North 62° 15' 00" West 515.75 feet to a found axle; thence South 36° 29' 37" West 482.75 feet to a found steering wheel; thence North 62° 02' 11" West 735.38 feet to the point and place of BEGINNING, and being a 19.72 acre tract including road right of way and is the tract of land shown upon Plat Cabinet F, Slide 459-B, Harnett County Registry.

LESS AND EXCEPT FROM THE FOREGOING TRACT is that 1.00 acre tract described in Deed dated September 24, 1997 and recorded in Book 1228, Page 905, Harnett County Registry.

For further reference see Deed recorded in Book 1113, Page 793, Harnett County Registry

This property was conveyed to Grantors in Deed Book 3021, Page 648, 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).

This conveyance is made subject to a life estate in said lands which is hereby expressly excepted and reserved by each of the Grantors, for and during their natural lives.

To have and to hold unto them, the said Grantee and his heirs and assigns in fee simple forever, but subject always to the life estates herein reserved by the Grantors.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

- a. Life estate interest of both Grantors which is reserved.
- b. General utility easements for phone and power purposes.
- c. Roadways and rights-of-way of record and those visible by inspection of the premises.
- d. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- e. Such facts as would be revealed by an as-built survey by a registered land surveyor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Albertice Tyndall Jr (SEAL)
Albertice Tyndall, Jr

Joan B. Tyndall (SEAL)
Joan B. Tyndall

NORTH CAROLINA
HARNETT COUNTY

I, a Notary Public, do hereby certify that Albertice Tyndall, Jr. and wife, Joan B. Tyndall 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 8th day of August, 2012.

Linda D. Page
Notary Public

My Commission Expires: 11-23-2016

