

B3617 - P708

HARNETT COUNTY TAX ID#  
050623 0008 06

06-26-2018 BY SB

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2018 Jun 26 03:21 PM NC Rev Stamp: \$ 140.00  
Book: 3617 Page: 708 - 710 Fee: \$ 26.00  
Instrument Number: 2018009127

Submitted electronically by Senter Stephenson Johnson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$140.00

Parcel Identifier No. 0613-44-7845.000 Verified by Harnett County on the \_\_\_\_ day of \_\_\_\_\_, 2018  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TAX ADVICE]  
Brief description for the Index: TR# 4 THOMAS L BRADLEY JR MAP#2018-155

THIS DEED made this 26th day of June, 2018, by and between

GRANTOR	GRANTEE
Thomas L. Bradley, Jr. and wife, Barbara L. Bradley  3101 Osage Drive Holly Springs, NC 27540	Jason W. Thomason, unmarried  205 Hammerstone Drive Fuquay Varina, NC 27526

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

**See Attached "Exhibit A" for Legal Description**

The property herein above described was acquired by Grantor by instrument recorded in Book 2726, Page 629, and Book 2218, Page 581, Harnett County Registry.

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

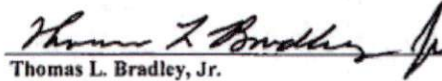
A map of the above-described property is recorded in Book of Maps 2018, Page 155, Harnett County Registry.

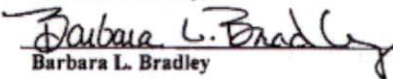
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized 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, other than the following exceptions:

1. General service and utility easements, restrictions, and rights-of-way of record;
2. Deed Restrictions as shown in "Exhibit A"; and
3. 2018 Ad Valorem taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

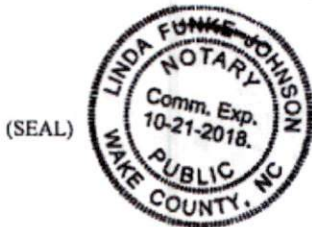
 (SEAL)  
 Thomas L. Bradley, Jr.

 (SEAL)  
 Barbara L. Bradley

State of North Carolina  
County of Wake

I certify that **Thomas L. Bradley, Jr.** 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 stamp or seal this 26 day of June, 2018.



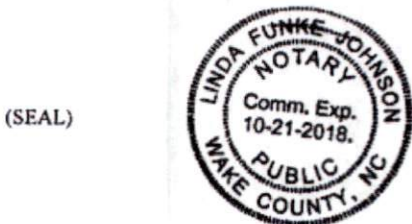
  
 Linda Funke Johnson NOTARY PUBLIC

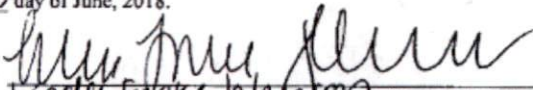
My Commission expires: 10-21-2018

State of North Carolina  
County of Wake

I certify that **Barbara L. Bradley** 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 stamp or seal this 26<sup>th</sup> day of June, 2018.



  
 Linda Funke Johnson NOTARY PUBLIC

My Commission expires: 10-21-2018

EXHIBIT A

BEING all of Tract 4, Exempt Subdivision for Thomas L. Bradley, Jr., as shown on that map recorded in Book of Maps 2018, Page 155, Harnett County Registry.

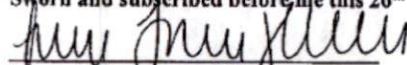
SUBJECT TO the following restrictions:

- 1) No lots shall be subdivided at any time.
- 2) Access easements may not be assigned except through the sale of the lot.
- 3) The developer, heirs and assigns will retain an easement to Subject Property as designated on the subdivision map.
- 4) No temporary dwellings are allowed at any time.
- 5) Dwellings must be a minimum of 1800 square feet.
- 6) Accessory buildings must be constructed of similar design and materials as the dwelling.
- 7) All building plans must be approved by the developer.
- 8) Each lot owner must maintain a 50-foot undisturbed vegetation buffer on both side yards.
- 9) Each lot owner will pay developer \$100.00 per year for the maintenance of all roads and easements until five (5) lots have been sold in the subdivision, at which time maintenance will be turned over to the property owners. Each lot owner agrees to execute the road maintenance agreement at such time as five (5) lots have been sold in the subdivision.

The undersigned Buyer agrees to the restrictions above.

  
Jason W. Thomason

Sworn and subscribed before me this 26<sup>th</sup> day of June, 2018.

  
Linda Funke Johnson, Notary Public

My commission expires: 10/21/2018



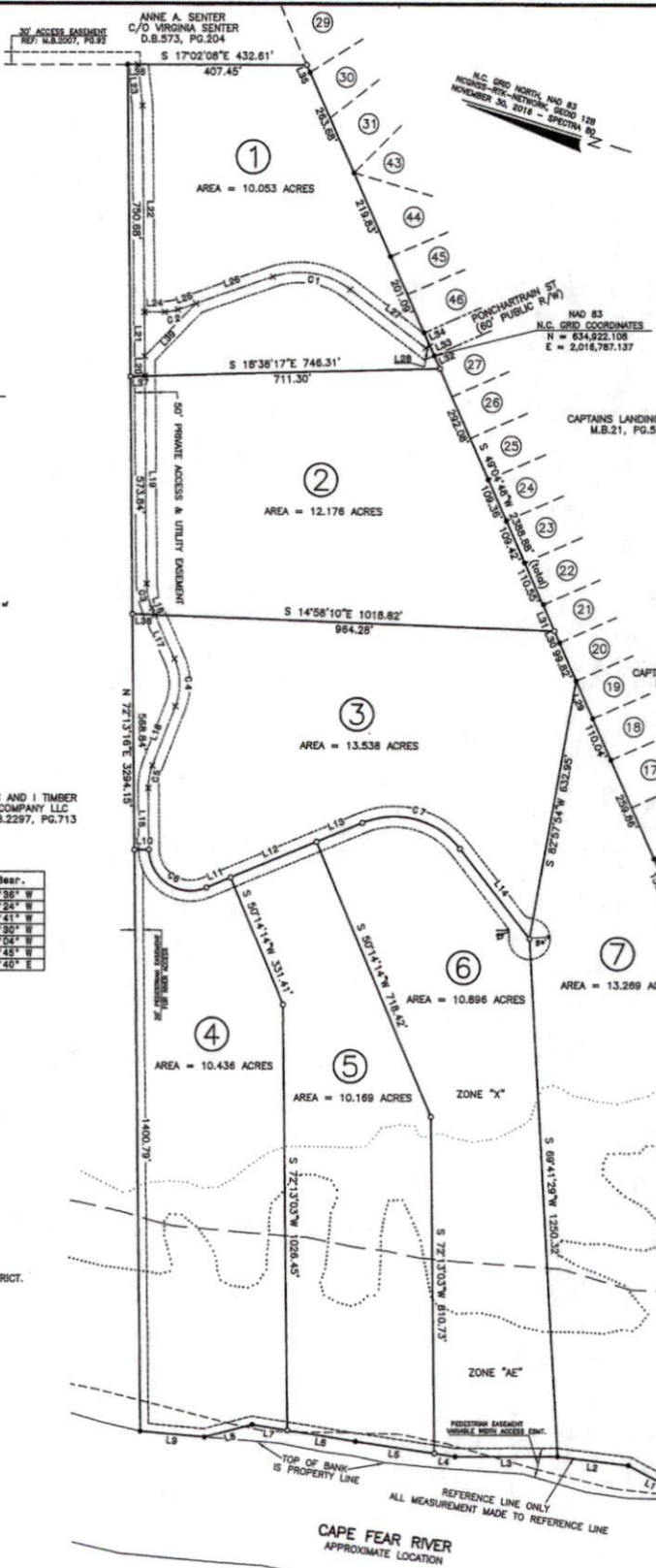




State of North Carolina, Wake County  
I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision...



I, James W. Mauldin, Professional Land Surveyor No. L-3247, certify to use or mean of the following as indicated hereon:  
a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that requires permits of land...



CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION  
I (WE) HEREBY CERTIFY THAT I (AM WE AND THE OWNERS) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ANY/OUR FREE CONSENT, RESERVE THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND GREEN SPACES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED AND ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY EXCEPT:

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT  
Shirley K. Pruitt REVIEW OFFICER OF HARNETT COUNTY  
I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS EXEMPT FROM HARNETT COUNTY N.C. SUBDIVISION REGULATIONS AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS IN HARNETT COUNTY.  
Shirley K. Pruitt PLANNING DIRECTOR  
5-31-18 DATE

Table with 3 columns: Course, Bearing, Distance. Lists courses L1 through L39 with their respective bearings and distances.

Table with 5 columns: Curve, Radius, Length, Chord, Chord Bear. Lists curves C1 through C7 with their respective dimensions.

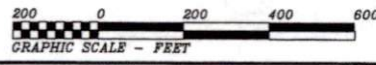
NORTH CAROLINA - HARNETT COUNTY  
FILED DATE 5-31-18 THE 3:51pm  
MAP NUMBER 2018-155  
REGISTER OF DEEDS  
Jude A. Webster  
DEPUTY REGISTER OF DEEDS

NOTES:  
(A) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.  
(B) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS SURVEYOR DURING THE COURSE OF THIS SURVEY.  
(C) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.  
(D) NO NCGS CONTROL WAS FOUND WITHIN 2000'.  
(E) PROPERTY LIES WITHIN THE WS-N WATERSHED DISTRICT.

REFERENCES:  
M.B.2018, PG.75  
D.S.2728, PG.52  
M.B.21, PG.52  
OTHER REFERENCES AS SHOWN

HARNETT COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS  
FRONT: 35' FROM R/W  
REAR: 25'  
SIDE: 10'  
CORNER LOT SIDE: 20'

FOR REGISTRATION  
Kimberly S. Hester  
Harnett County, NC  
2018 MAY 31 09:51:18 PM  
BR. 2018 PG. 155-156  
FEE: \$51.00  
INSTRUMENT N 2018007666  
TUESDAY  
2018007666



OWNER: THOMAS L. BRADLEY, JR.  
BARBARA L. BRADLEY  
6400 CALES KNOLLS DRIVE  
HOLLY SPRINGS, N.C. 27540  
EXEMPT SUBDIVISION MAP FOR:  
THOMAS L. BRADLEY, JR.  
BUCKHORN TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA  
SCALE 1" = 200' APRIL 9, 2018  
MAULDIN - WATKINS SURVEYING, P.A.  
P.O. BOX 444 / 1301 BROAD ST.  
FUGUY VAHINA, NORTH CAROLINA 27526  
(919) 852-9328 C-929  
JOB #2820  
CP-2920GPS PF-2920GPS

RECORDED HARNETT COUNTY MAP NUMBER 2018 PAGE 155