

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jun 19 11:20 AM NC Rev Stamp: \$ 0.00
Book: 3827 Page: 558 - 559 Fee: \$ 26.00
Instrument Number: 2020009818

HARNETT COUNTY TAX ID #
110671 0054 17
110671 0054 18

06-19-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0- NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN
Parcel Identifier No. 110671 0054 17 and Verified by _____ County on the ___ day of _____, 20____
By: 110671 0054 18

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.399)

Brief description for the Index: Lots 1 & 2, Map No. 2020-108

THIS DEED made this 19th day of June, 2020, by and between

GRANTOR	GRANTEE
Karen Suzette Weaver, unmarried (formerly known as Karen W. Redline) 1378 Chesterfield Lake Rd. Angier, NC 27501	Lawrence Harry Hamilton, unmarried 330 Pine St. East Lillington, NC 27546

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, parcel of land or condominium unit situated in the City of Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

Tract One:
BEING all of Lot 1, containing 2.33 acres, more or less, as shown upon that map entitled, "Minor Subdivision Survey For: Lawrence Hamilton" prepared by J. Scott Walker, PLS, dated December 17, 2019 and recorded in Map No. 2020-108, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

ALSO CONVEYED as an appurtenance to the above-described lot is a non-exclusive easement for purposes of ingress, egress, regress, and the installation and maintenance of public and private utilities over and across that "New 50' Ingress, Egress and Public Utility Easement" which extends from the western margin of NCSR 1537 (Chesterfield Lake Road) to the eastern boundary line of Lot 1 as shown upon that map recorded in Map No. 2020-108, Harnett County Registry.

Tract Two:
BEING all of Lot 2, containing 30.44 acres total, 0.34 acres in right-of-way, 0.87 in easement, 29.23 acres net, more or less, as shown upon that map entitled, "Minor Subdivision Survey For: Lawrence Hamilton" prepared by J. Scott Walker, PLS, dated December 17, 2019 and recorded in Map No. 2020-108, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in _____

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

A map showing the above described property is recorded in Plat Book 2020 page 108

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. 2020 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

By: _____ (Entity Name) Karen Suzette Weaver (SEAL)
 Print/Type Name: Karen Suzette Weaver
 (formerly known as Karen W. Redline)

Print/Type Name & Title: _____ (SEAL)
 Print/Type Name: _____

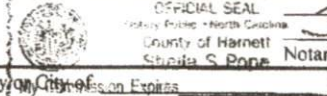
By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Karen Suzette Weaver 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 19th day of June, 2020

My Commission Expires: 4/23/2025
 (Affix Seal)

 Notary's Printed or Typed Name Shadia S. Pope

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
 Notary's Printed or Typed Name _____