



2008008424

HARNETT COUNTY TAX ID#

021537 0135 -01

5-20-08 BY MT

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S HARGROVE
HARNETT COUNTY, NC
2008 MAY 20 02:07:41 PM
BK:2511 PG.276-280 FEE:\$23.00

INSTRUMENT # 2008008424

Prepared by and mail to Cecil B Jones, JONES AND JONES, P L L C , PO Box 397,
Dunn, NC 28335

EXCISE TAX: NONE

NO TITLE EXAM

Parcel ID No.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 15th day of May, 2008, by and between KEITH OLAN DUNN and wife, LOU ANN G. DUNN, 73 VS Lee Lane, Dunn, North Carolina 28334, hereinafter called GRANTORS, and GEORGE ERIC COLE, 73 VS Lee Lane, Dunn, North Carolina 28334, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine as required by context.

W I T N E S S E T H:

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

Beginning at an existing rebar, being located South 66 deg. 53 min. 32 sec. West 1,612.06 ft. from a set PK nail in the centerline of SR 1709 (Hodges Chapel Church Road) at its intersection with Crownview Lane and also being located in the Western line of William Jason Norris (Deed Book 1309, Page 469); thence a new line with Dunn, South 48 deg. 46 min. 30 sec. West 213.52 ft. to a set rebar; thence a new line South 20 deg. 43 min. 5 sec.

East 468.36 ft. to a set rebar in the Northern line of Thomas Earl Stewart, (Deed Book 389, Page 522); thence a common line with the Northern line of Stewart North 66 deg. 41 min. 34 sec. East 13.04 ft. to an existing concrete monument; thence continuing North 68 deg. 59 min. 50 sec. East 199.99 ft. to a set iron pipe in the Western line of Norris; thence as a common line with the Western line of Norris North 20 deg. 43 min. 5 sec. West 542.17 ft. to the point and place of Beginning and being all of Tract #1 containing 2.38 acres more or less, according to that map for Keith Owen Dunn and wife, Lou Ann G. Dunn and George Eric Cole, prepared Lambert Surveying, Inc. dated January 18, 2008, and recorded in Book 2008, Page 70, Harnett County Registry, to which reference is made for a more complete and accurate description.

Specifically reserved by the Grantors is a 50 foot wide easement for ingress, egress and utilities which runs along the northern portion of Tract #1 as delineated in the above described recorded Map.

There is conveyed together herewith a 50 foot wide perpetual easement for ingress, egress and utility purposes, which easement is described as follows:

Beginning at an existing rebar, being located S. 66 deg. 53 min. 32 sec. W. 1,612.06 ft. from a set PK nail in the centerline of SR 1709 (Hodges Chapel Church Road) at its intersection with Crownview Lane and also being located in the Western line of William Jason Norris (Deed Book 1309, Page 469); thence as a common line with the new line of Cole South 48 deg. 46 min. 30 sec. West 53.27 ft. to a point; thence North 21 deg. 01 min. 51 sec. West 102.53 ft. to a point in the Northern line of Dunn (Deed Book 2125, Page 320); thence as a common line with the Northern line of Cole North 62 deg. 17 min. 36 sec. East 50.34 ft. to a set rebar in the right of way of SR 1709 (Hodges Chapel Road); thence South 21 deg. 01 min. 51 sec. East 60 ft. to a set PK nail; thence South 21 deg. 01 min. 51 sec. East 30 ft. to an existing rebar, being the point and place of Beginning, according to that map for Keith Owen Dunn and wife, Lou Ann G. Dunn, and George Eric Cole, dated January 18, 2008, prepared by Lambert

Surveying, Inc. and recorded in Book 2008,
Page 70, which reference is made for a more
complete and accurate description.

The property herein above described was acquired by Grantors
by instrument in Book 2125, Page 320, Harnett County Registry.

A map showing the above described property is recorded as Map
No. 2008-72, 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 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.

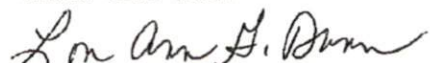
Title to the property herein above described is subject to the
following exceptions:

- a. General utility easements for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by
inspection of the premises.
- c. Such facts as an environmental study on the subject
property by an environmental engineer would reveal.
- d. Six inch County water line running along Hodges Chapel
Church Road.

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



KEITH OLAN DUNN (SEAL)



LOU ANN G. DUNN (SEAL)

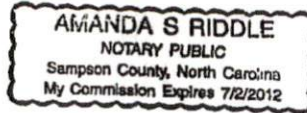
NORTH CAROLINA
Harnett COUNTY

I, Amanda S. Riddle, a Notary Public of
Sampson County, North Carolina, do hereby certify that
KEITH OWEN DUNN and LOU ANN G. DUNN 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 15 day of
May, 2008.

Amanda S. Riddle
Notary Public

My Commission Expires: _____





KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 05/20/2008 02:07:41 PM
Book: RE 2511 Page: 276-280
Document No.: 2008008424
DEED 5 PGS \$23.00
Recorder: SHARON K FURR

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

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