

HARNETT COUNTY TAX ID #

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC

05-21-2020 BY: CH

Electronically Recorded
2020 May 21 03:24 PM NC Rev Stamp: \$ 155.00
Book: 3814 Page: 974 - 975 Fee: \$ 26.00
Instrument Number: 2020007862

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$155.00** **NO TITLE SEARCH NOR TAX ADVICE GIVEN**

Parcel Identifier No. **050623 0006 13** Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: **GRANTEE**

This instrument was prepared by: **Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.**

Brief description for the Index: **Lot 4, Map # 2018-335**

THIS DEED made this 20th day of May, 2020, by and between

GRANTOR

GRANTEE

**Southern Living Investment
Properties, LLC, a North Carolina limited liability
company**

Tracy Anne Silver

**1187 N. Raleigh Street
Angier, NC 27501**

**108 Littleford Lane
Cary, NC 27519**

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 **Buckhorn Township, Harnett County, North Carolina** and more particularly described as follows:

BEING all of Lot 4, containing 2.31 acres, as shown on map entitled "Division Survey For Southern Living Investment Properties, LLC", as recorded in Map # 2018-335, Harnett County Registry.

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

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

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2020 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

GRANTOR(S):

Southern Living Investment Properties, LLC, a North Carolina limited liability company

By: *Philip Drew Stephenson* (SEAL)
Philip Drew Stephenson, Member/Manager

State of NC - County or City of Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Philip Drew Stephenson personally came before me this day and acknowledged that he is the Member/Manager of Southern Living Investment, a North Carolina limited liability company, 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 20 day of may, 2020.

Holly Ann Rathbone
Holly Ann Rathbone, Notary's Printed or Typed Name
My Commission Expires: 8/27/2023



(Affix Seal)