

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2014 APR 09 01:31:05 PM
BK:3205 PG:703-704
FEE:\$26.00
INSTRUMENT # 2014004499

HARNETT COUNTY TAX-ID#

to be determined

4-9-14 BY SPB

SARTIS



2014004499

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Crawford Rd

Mail after recording to:

This instrument prepared by: Ray McLean, Attorney (DEED PREP ONLY)

Brief description for the index:

Reid# 37571 Parcel#

THIS DEED made this the 9th day of April, 2014 by and between

GRANTOR

GRANTEE

Denise Matthews 2, LLC

P.O. Box 399
Coats, NC 27521

Denise C. Matthews

496 Harvell Rd.
Coats, NC 27521

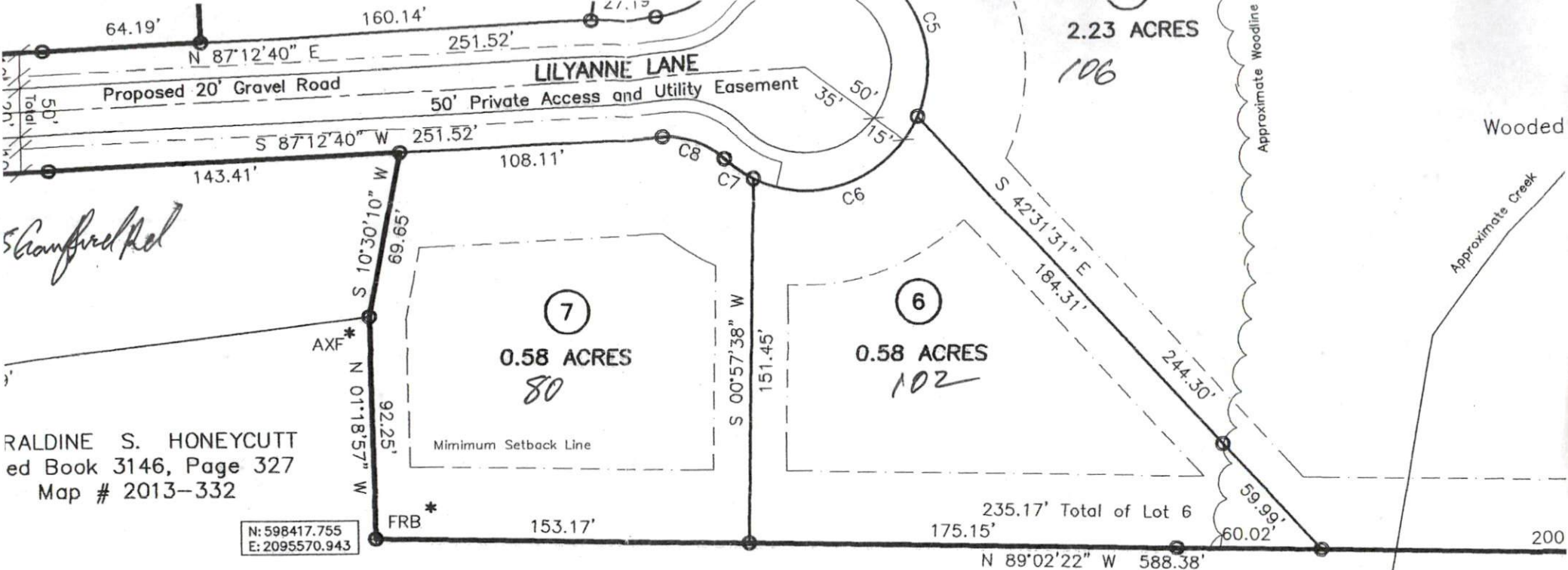
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

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, that certain lot or parcel of land situated in or near the Town of _____, Grove Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Tract 3, 5.23 acres as per Map 2013-175 of the 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, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

Any and all covenants, easements, restrictions, right of ways and current year ad valorem taxes not yet payable of record if any.



Plat Book 2018 page 339

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	45.81'	39.67'	N 20°09'47" W	105°00'00"
C2	300.00'	105.38'	104.84'	N 82°43'34" W	20°07'33"
C3	35.00'	27.55'	26.84'	S 64°39'42" W	45°05'57"
C4	50.00'	65.11'	60.61'	N 79°25'08" E	74°36'51"
C5	50.00'	76.15'	69.00'	N 19°38'32" W	87°15'47"
C6	50.00'	80.15'	71.84'	N 69°54'46" E	91°50'50"
C7	50.00'	14.38'	14.33'	N 55°55'36" W	16°28'26"
C8	35.00'	27.55'	26.84'	S 70°14'22" E	45°05'57"
C9	350.00'	122.94'	122.31'	N 82°43'34" W	20°07'33"
C10	25.00'	34.11'	31.52'	N 68°15'15" E	78°09'55"

GERALDINE S. HONEYCUTT
Deed Book 3146, Page 327
Map # 2013-332

DENIS
GROVE TW
Draw

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Coats and that I hereby adopt this plan of subdivision with my free consent and establish minimum setback lines, and dedicate all streets alleys, walks, parks, and other sites to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and water lines to the Town of Coats.

11-15-18 Denise C. Matthews
Date Owner



Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Coats, North Carolina, and that this plat has been approved by the Coats Town Planning Board for recording in the Office of the Register of Deeds of Harnett County.

