

HARNETT COUNTY TAX ID#
071610 0015 05

03-02-2020 BY SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Mar 02 02:47 PM NC Rev Stamp: \$ 48.00
Book: 3788 Page: 4 - 5 Fee: \$ 26.00
Instrument Number: 2020003267

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$48.00

Parcel Identifier No. 1610-62-4210.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Morgan & Perry Law, PLLC, 920 Durham Street, Fuquay Varina, NC 27526

This instrument was prepared by: Morgan & Perry Law, PLLC, 920 Durham Street, Fuquay Varina, NC 27526

Brief description for the Index: _____

THIS DEED made this 2 day of March, 2020, by and between

GRANTOR

GRANTEE

Danny Pollard and Jenny Pollard
6187 NC 27 East
Coats, NC 27521

Dennis Brewster and Denise Brewster
66 Chic Ennis Road
Coats, NC 27521

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 Coats, _____ Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot #1, containing 0.57 acres as shown on a map entitled, "Final Subdivision Plat for Summerfield, Phase I", and the same duly recorded in Map Book 99, Pages 387, Harnett County Registry. This is part of that property described in Deed Book 1452, Page 661, Harnett County Registry.

66 Chic Ennis Road, Coats, NC 27521.

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

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 _____ page _____.

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:

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

(Entity Name) Danny Pollard (SEAL)
Print/Type Name: Danny Pollard

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

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

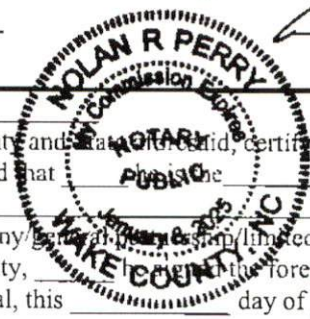
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Danny Pollard and Jenny Pollard 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 2 day of March, 2010.

My Commission Expires: 1-8-2025

Notary Public



State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ of _____, a North Carolina or _____ corporation/limited liability company/partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ 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

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant – Register of Deeds