

HARNETT COUNTY TAX ID #
04066302 0156

For Registration Kimberly S. Hargrove

Register of Deeds

Harnett County, NC

Electronically Recorded

2020 Nov 10 09:22 AM NC Rev Stamp: \$ 440.00

Book: 3894 Page: 295 - 296 Fee: \$ 26.00

Instrument Number: 2020020783

11-10-2020 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00

Parcel Identifier No. 04066302 0156 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.765)

Brief description for the Index: Lot 17, Sec. IV, Ph. 1, Neills Creek Farms S/D

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

GRANTOR

Lane Patrick Tredway and wife,
Jennifer Tredway
PO Box 68
15687 NC 96 Hwy. N
Zebulon, NC 27597

GRANTEE

5908-5909 Rock Service Station Rd, LLC, a
North Carolina Limited Liability Company
716 Alyssum Avenue
Caswell Beach, NC 28465

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

BEING all of Lot 17, Section IV, Phase 1 of Neills Creek Farms Subdivision, containing 12.748 acres, more or less, as shown on map a recombination of Lot 17, 20 and 30, Plat Cabinet C, Slide 124-C, of the Harnett County Registry.

This property is subject to Protective Covenants as recorded in Book 808, Pages 292-305, and Declaration of Covenants for Common Properties as recorded in Book 808, Page 306-321, Harnett County Registry.

Submitted electronically by "Pope & Pope, Attorneys at Law, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2085, Page 456,

Harnett County Registry

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 C page 124-C

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.

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

By: _____
Print/Type Name: Lane Patrick Tredway (SEAL)

By: _____
Print/Type Name: Jennifer Tredway (SEAL)

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

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

State of North Carolina - County or City of WAKE

The undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that Lane Patrick Tredway 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 12th day of NOVEMBER, 2020

My Commission Expires: August 8, 2023

Notary Public *Lane Patrick Tredway*
Notary's Printed or Typed Name

State of North Carolina - County or City of WAKE

The undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that Lane Patrick Tredway 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 12th day of NOVEMBER, 2020

My Commission Expires: August 8, 2023

Notary Public *Lane Patrick Tredway*
Notary's Printed or Typed Name

State of North Carolina - County or City of WAKE

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My Commission Expires: August 8, 2023

Notary Public *Lane Patrick Tredway*
Notary's Printed or Typed Name

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