

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Dec 07 04 26 PM NC Rev Stamp \$ 0.00
Book: 3906 Page 645 - 646 Fee \$ 26.00
Instrument Number: 2020022798

HARNETT COUNTY TAX ID #
050613 0040 **

12-07-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00
Tax ID: 050613 0040

Prepared by/Mail to: Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526
without title exam, closing or tax advice

Brief Description for the index

Lot 32, Blk 1, Captains Landing

THIS DEED made this 7th day of December, 2020, by and between

GRANTOR	GRANTEE
JAMES MORSE and wife, JOANNA ROHDE-MORSE 621 Natchez Trace Fuquay Varina, NC 27526	JAMI LYNN MORSE, an unmarried person 621 Natchez Trace Fuquay Varina, NC 27526

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 or parcel of land situated in Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 32, Block 1 of Captains Landing Subdivision, as shown in Map Book 20, page 25 & 83 and in Map Book 21, page 52, Harnett County Registry, reference to which is hereby made for greater certainty of description.

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book 3869, page 21, Harnett County Registry. A map showing the above described property is recorded in Map Book 20-25; Map Book 20-83 and Map Book 21-52, Harnett County Registry.

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

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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All easements, covenants, restrictions and right of ways of record;
2. 2020 ad valorem taxes;
3. All matters as shown in Map Book 20-25; Map Book 20-83 and Map Book 21-52, Harnett County Registry;
5. Right of way of Natchez Trace

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

James Morse (SEAL)
JAMES MORSE

Joanna Rohde-Morse (SEAL)
JOANNA ROHDE-MORSE

NORTH CAROLINA
HARNETT COUNTY

I, the undersigned notary public, do hereby certify that **James Morse and Joanna Rohde-Morse**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this December 7, 2020.

Paula M. Whitsell Notary Public
Paula M. Whitsell

My commission expires: 13 AUG 2023

