

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2020 AUG 24 04:08:32 PM
BK: 3857 PG: 293-294
FEE: \$26.00
INSTRUMENT # 2020014675

HARNETT COUNTY TAX ID#

08 days 001501
08 days 0015

8-24-2020 BY SB

SARTIS



2020014675

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. 080645 0015 01 & Out of 080645 0015

Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

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

Brief description for the Index: Lot 1, containing 1.149 acres

THIS DEED made this 18th day of August, 2020, by and between

GRANTOR

GRANTEE

**Dorothy Upchurch (f/k/a Dorothy Lee Carroll)
and husband, Walter Ray Upchurch**

**Wanda Trombley and husband,
Ronald Trombley**

**20 Butts Road
Angier, NC 27501**

**209 Rock Spring Lake
Fuquay-Varina, NC 27526**

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 or parcel of land situated in Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 1, CONTAINING 1.149 ACRES, AS SHOWN ON MAP ENTITLED "RECOMBINATION MAP FOR: DOROTHY UPCHURCH" AS RECORDED IN MAP NUMBER 2020, PAGE 157, HARNETT COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2551, Page 714.

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 Map Number 2020, Page 157.

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):

Dorothy Upchurch (SEAL)
Dorothy Upchurch (f/k/a Dorothy Lee Carroll)

Walter Ray Upchurch (SEAL)
Walter Ray Upchurch

State of North Carolina - County or City of Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Dorothy Upchurch (f/k/a Dorothy Lee Carroll) 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 18 day of August, 2020.

My Commission Expires: 8/27/23
(Affix Seal)

Holly Ann Rathbone
Holly Ann Rathbone Notary Public
Notary's Printed or Typed Name

