

HARNETT COUNTY TAX ID #
071600 0217 09

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Dec 09 10:09 AM NC Rev Stamp: \$ 60.00
Book: 3907 Page: 594 - 596 Fee: \$ 26.00
Instrument Number: 2020022946

12-09-2020 BY: SB

Prepared by and mail to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: \$60.00
Parcel ID No.: 071600 0217 09

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 9th day of December, 2020, by and between **MARY ELLEN JOHNSON LAUDER and husband, EDWARD W. LAUDER JR.**, of P.O. Box 429, Coats, NC 27521, hereinafter called GRANTOR, and **TERRY W. HINSON and wife, LISA E. HINSON** of P.O. Box 445, Buies Creek, NC 27506, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 8, containing 0.77 acres as shown on that survey entitled "Survey For Mary Ellen Johnson Lauder" prepared by Streamline Land Surveying, Inc. and recorded in Map Number 2020, Pages 260-261, Harnett County Registry. Reference to plat is hereby made for greater certainty of description by metes and bounds.

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 310, Page 418, Harnett County Registry and Estate File #96E138, Harnett County Clerk of Court.

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. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2021 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.


MARY ELLEN JOHNSON LAUDER


EDWARD W. LAUDER JR.

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Mary Ellen Johnson Lauder** appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 9th day of December, 2020.



Notary Public

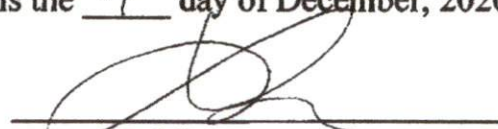
My Commission Expires: 5/31/21



STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Edward W. Lauder Jr.** appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 9th day of December, 2020.



Notary Public

My Commission Expires: 5/31/21

