

HARNETT COUNTY TAX ID#
080652 0043 29; 080652 0043;080652 0043 30

01-14-2021 BY EG

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jan 14 12:52 PM NC Rev Stamp: \$ 400.00
Book: 3923 Page: 908 - 910 Fee: \$ 26.00
Instrument Number: 2021000959

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier Nos. 080652 0043 29; 080652 0043 30; 080652 0043 30
Submitted electronically by Adams, Howell, Sizemore & Adams, 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.

By: _____

Mail/Box to: Levinson Law Firm, P.A

NO TITLE SEARCH/NO TAX EXAMINATION

This instrument was prepared by: James R. Levinson, Esq. PO Box 117, Benson, NC 27504

Brief description for the Index: 100, 191 220 Pylant Tree Lane

THIS DEED made this 13th day of January, 2021, by and between

GRANTOR	GRANTEE
Rosemary M. Pylant, Unmarried 119 Brandywood Drive Dunn, NC 28334	Randolph Eugene Snedeker and wife, Maria Bustamante Snedeker 5631 Christian Light Road 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 the City of Erwin, Harnett County, North Carolina and more particularly described as follows:

Being all of Tract 1 and 2 including the cemetery as referenced in Map Number 2016 at Page 123 recorded in Harnett County Register of Deeds on May 19, 2016. The property being sold includes a Road Maintenance Agreement dated November 3, 2016 and recorded on November 10, 2016 in Book 3454 at Page 861.

Rosemary M. Pylant was married to Philip Pylant who died resident of Harnett County on March 6, 2004. The property hereinabove described was acquired by Grantor in Deed Book 938 at Page 638, Harnett County Registry. All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2016 at Page 123.

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) Rosemary M. Pylant (SEAL)
Rosemary M. Pylant

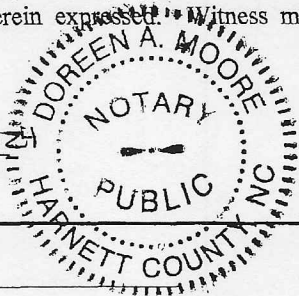
Print/Type Name & Title: _____ (SEAL)

Print/Type Name & Title: _____ (SEAL)

State of North Carolina, County of Harnett

I, Doreen A Moore the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Rosemary M. Pylant, 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 13th day of January, 2021

My Commission Expires 10/14/2024
(Affix Seal)



Doreen A Moore
Doreen A Moore Notary Public
Notary's Printed or Typed Name

State of North Carolina, County of _____

I, _____ the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____, personally appears 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 _____ day of _____, 20____.

My Commission Expires _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

PARCEL 1

PARCEL #080652 0043

BEING ALL OF THAT TRACT 1, CONTAINING 7.763 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN "BOUNDARY & ACCESS SURVEY FOR ROSEMARY M. PYLANT", AS RECORDED IN MAP # 2016-123, HARNETT COUNTY REGISTRY.

CONVEYED SUBJECT TO THAT CERTAIN "NEW 30' INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT" AS SHOWN ON THAT PLAT RECORDED IN MAP# 2016-123 AND MAP # 2005-331, HARNETT COUNTY REGISTRY.

PARCEL 2

PARCEL #060652 0043 29

BEING ALL OF THAT 0.150 ACRE AREA LABELLED "RESERVATION FOR FAMILY CEMETERY" AS SHOWN IN MAP # 2005-331, HARNETT COUNTY REGISTRY AND, ALSO, SHOWN AS "FAMILY CEMETERY" IN MAP #2016-123, HARNETT COUNTY REGISTRY.

TOGETHER WITH AND CONVEYED SUBJECT TO THAT CERTAIN "NEW 30' INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT" AS SHOWN ON THAT PLAT RECORDED IN MAP# 2016-123 AND MAP # 2005-331, HARNETT COUNTY REGISTRY.

ALSO, SEE THAT REMOVAL OF GRAVES CERTIFICATE (INCLUDING PERMIT FOR DISINTERMENT / REINTERMENT) AS RECORDED IN BOOK 3828, PAGE 314, HARNETT COUNTY REGISTRY.

PARCEL 3

PARCEL #080652 0043 30

BEING ALL OF TRACT 2 CONTAINING 12.883 ACRES, MORE OR LESS, AS SHOWN ON THAT "BOUNDARY & ACCESS SURVEY FOR ROSEMARY M. PYLANT" AS RECORDED IN MAP #2016-123, HARNETT COUNTY REGISTRY.

TOGETHER WITH AND CONVEYED SUBJECT TO THAT CERTAIN "NEW 30' INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT" AS SHOWN ON THAT PLAT RECORDED IN MAP# 2016-123 AND MAP # 2005-331, HARNETT COUNTY REGISTRY.