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BOOK 1083 PAGE 694-696

Prepared by and mail to: James M. Johnson; BRYAN, JONES, JOHNSON & SNOW, ATTORNEYS AT LAW
P.O. Box 397, Dunn, NC 28335

JAN 27 12 49 PM '95
GAYLE P. KOLDER
REGISTER OF DEEDS
HARRETT COUNTY, NC

(NO TITLE EXAMINATION)

NO EXCISE TAX

Parcel ID No. 021507-0045

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 27th day of January, 1995, by and between

GRANTOR

Novella B. Johnson, Widow
902 N. Ellis Avenue
Dunn, NC 28334

GRANTEE

John A. Parker and wife,
Joan M. Parker
Route 2, Box 44
Dunn, NC 28334

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 bargained and sold and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, a one-half undivided interest in and to those certain parcels of land situated in Averasboro Township, Harnett County, North Carolina, and more particularly described as follows:

All the right, title and interest of the parties of the first part (grantor) in that 100 acre tract described in that deed to Catherine E. Lee by J. B. Lee and wife, by deed dated November 27, 1884, and registered January 7, 1885, in Book Q-1, at Page 227, Harnett County Registry, which tract was divided in Special Proceedings No. 1481, Office of the Clerk of the Superior Court of Harnett County, and under said Special Proceedings the first tract above described was allotted to Carson Lee, a predecessor in title to the grantor.

1

RECORDED IN THE
C. _____ COUNTY
ON parcel
ID # 02-1507-0045
BY (Signature)

This property was conveyed to grantor by deed recorded in Book 319, Page 612, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid one-half undivided interest in the said parcels 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 a one-half undivided interest in 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:

- a. General utility easements for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.

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

Novella B. Johnson (SEAL)
Novella B. Johnson

NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of aforesaid County and State, do hereby certify that **Novella B. Johnson** 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 seal, this the 27th day of January, 1995.

Linda D. Page
Notary Public



Commission Expires: 11-23-96



The foregoing Certificate(s) of Linda D. Page, Notary of Harnett
Co. is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

GAYLE P. HOLDER REGISTER OF DEEDS FOR HARNETT COUNTY

BY: Judith Hammett Deputy/Assistant - Register of Deeds.

HARNETT COUNTY, N. C.
FILED DATE 1-27-95 TIME 12:49 P.M.
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REGISTER OF DEEDS
GAYLE P. HOLDER