

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Mar 02 03:16 PM NC Rev Stamp: \$ 0.00  
Book. 3947 Page. 252 - 253 Fee: \$ 26.00  
Instrument Number: 2021004776

HARNETT COUNTY TAX ID #  
040672 0060 02

03-02-2021 BY: KK

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00 NO TITLE SEARCH PERFORMED/NO TITLE OPINION GIVEN

Parcel Identifier No. 040672 0060 02 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 21.159)

Brief description for the Index: Lot 1, Map No. 2021-60

THIS DEED made this 2<sup>nd</sup> day of March, 2021, by and between

GRANTOR	GRANTEE
Bonnie G. Howard and husband, Tony Ray Howard 2432 Old Buies Creek Road Angier, NC 27501	Jana Howard Gregory and husband, Derek G. Gregory 237 S. Broad St. E Angier, NC 27501

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Neills Creek \_\_\_\_\_ Township, \_\_\_\_\_ Harnett \_\_\_\_\_ County, North Carolina and more particularly described as follows:

BEING all of Lot 1, containing 1.37 acres, more or less, as shown upon that map entitled, "Recombination Survey For: Tony Ray and Bonnie G. Howard" prepared by Streamline Land Surveying, Inc., dated September 9, 11, 15, 2020 and recorded in Map No. 2021-60, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in \_\_\_\_\_

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 Plat Book 2021 page 60.

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:

1. 2021 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This conveyance is subject to matters which would be revealed by an accurate survey of the real property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_ *Bonnie G. Howard* (SEAL)  
Print/Type Name: Bonnie G. Howard

Print/Type Name & Title: \_\_\_\_\_ *Tony Ray Howard* (SEAL)  
Print/Type Name: Tony Ray Howard

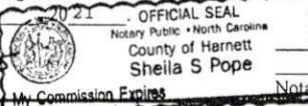
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

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 Bonnie G. Howard and Tony Ray Howard 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 20<sup>th</sup> day of March, 2021.

My Commission Expires: 4/23/2025  
(Affix Seal)

 OFFICIAL SEAL  
Notary Public - North Carolina  
County of Harnett  
Sheila S. Pope

\_\_\_\_\_  
Notary's Printed or Typed Name

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

## NORTH CAROLINA GENERAL WARRANTY DEED

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Mail/Box to: Mail to: Grantee \_\_\_\_\_

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 21.159)

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GRANTOR

GRANTEE

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Tony Ray Howard  
2432 Old Buies Creek Road  
Angier, NC 27501

Jana Howard Gregory and husband,  
Derek G. Gregory  
237 S. Broad St. E  
Angier, NC 27501

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Neills Creek Township, Harnett County, North Carolina and more particularly described as follows:

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2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This conveyance is subject to matters which would be revealed by an accurate survey of the real property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Bonnie G. Howard (SEAL)  
 Print/Type Name: Bonnie G. Howard

By: \_\_\_\_\_ Tony Ray Howard (SEAL)  
 Print/Type Name: Tony Ray Howard

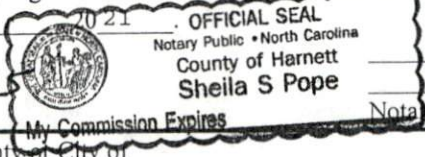
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

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 Bonnie G. Howard and Tony Ray Howard 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 20<sup>th</sup> day of March, 2021.

My Commission Expires: 4/23/2025  
 (Affix Seal)

 OFFICIAL SEAL  
 Notary Public • North Carolina  
 County of Harnett  
 Sheila S Pope  
 My Commission Expires \_\_\_\_\_  
 Notary's Printed or Typed Name Sheila S Pope

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public