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. <u>040672</u> <u>0060</u> 02 By: | Verified by County on the | day of 20 |
| Mail/Box to: Mail to: Grantee | | |
| This instrument was prepared by: Pope & Pope, | Attorneys at Law, P.A. (File N | 0. 21.159) |
| Brief description for the Index: Lot 1, Map N | . 2021-60 | |
| THIS DEED made this 2nd day of M | trch , 2021 , by a | nd between |
| GRANTOR | GRANTEE | |
| Bonnie G. Howard and husband, Tony Ray Howard 2432 Old Buies Creek Road Angier, NC 27501 Enter in appropriate block for each Grantor and Gra | Jana Howard Gregory as Derek G. Gregory 237 S. Broad St. E Angier, NC 27501 | |
| corporation or partnership. The designation Grantor and Grantee as used here singular, plural, masculine, feminine or neuter as re- | shall include said parties, their heirs, successor | rs, and assigns, and shall include |
| WITNESSETH, that the Grantor, for a valuable consthese presents does grant, bargain, sell and convey usituated in the City of | to the Grantee in fee simple, all that certain lot, pa | arcel of land or condominium unit |
| BEING all of Lot 1, containing 1.37 "Recombination Survey For: Tony Ray | acres, more or less, as shown und | 20 0 2 2 |

Page 1 of 2

NC Bar Association Form No. 3 © Revised 7/2013 Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3 North Carolina Association of Realtors, Inc. - Standard Form 3

| The property hereinabove described was acquired by | Grantor by instrum | ent recorded in _ | | |
|---|---|---|---|--|
| All or a portion of the property herein conveyed | 7 includes or 7 | does not inclu | de the primary residence of | a Grantor. |
| A map showing the above described property is rec | _ | _ | | |
| TO HAVE AND TO HOLD the aforesaid lot or parc | | | | to the Grantes in fe |
| simple. | ei or iand and an pi | ivileges and app | urtenances thereto belonging | g to the Orantee in te |
| And the Grantor covenants with the Grantee, that G simple, that title is marketable and free and clear of a claims of all persons whomsoever, other than the fo 1. 2021 Harnett County ad valorem taxe 2. This property is sold subject to all other such matters of record. 3. This conveyance is subject to matter property. | all encumbrances, a llowing exceptions as and subsequent of restrictions | and that Grantor s s: ent years not s, easements | will warrant and defend the t yet due and payable rights-of-way, cove | itle against the lawf nants, and |
| IN WITNESS WHEREOF, the Grantor has duly ex | ecuted the foregoin | ng as of the day : | and year first above written. | (SEAL) |
| (Entity Name) | | Print/Type Na | ne: Bonnie G. Howar | d () |
| Ву: | | in | Kan Houte | (SEAL) |
| Print/Type Name & Title: | | Print/Type Man | ne: Topy Ray Howard | |
| Ву: | | | / | (SEAL) |
| Print/Type Name & Title: | | Print/Type Na | ne: | |
| By: | | | | (SEAL) |
| By: | | Print/Type Nai | ne: | |
| State of North Carolina - County or C | | | | |
| Bonnie G. Howard and Tony Ray Howard acknowledged the due execution of the foregoing inseal this 26 day of MAN 4 My Commission Expires: 4/23/2025 | Notary Public County of Sheila | rposes therein ex L SEAL North Carolina Harnett | personally appeared be pressed. Witness my hand a y's Printed or Typed Name | Notary Public |
| State of North Carolina - Count of e | lig of | | | |
| I, the undersigned Notary Public of the Councknowledged the due execution of the foregoing insteal this day of, | trument for the pur | | personally appeared be | fore me this day and |
| | | | | |
| My Commission Expires: Affix Seal) | | | | _Notary Public |
| | | Notar | y's Printed or Typed Name | |
| tate of North Carolina - County or Cit | ty of | | | |
| I the undersigned Notary Public of the Cou | ents or City of | | 10 | |
| I, the undersigned Notary Public of the Cou | personali | v came before | me this day and acknowled | god that he is the |
| of orporation/limited liability company/general partner | | , a North | Carolina or | iged that _he is the |
| orporation/limited liability company/general partner iven and as the act of such entity,he signed the for lotarial stamp or seal, this day of | egoing instrument | in its name on its | ough the inapplicable), and the behalf as its act and deed. V | nat by authority duly Vitness my hand and |
| 1y Commission Expires: | | | | Notary Public |
| | | Notary | 's Printed or Typed Name | otary rubite |
| | | | - 11 5.5 may 20 1910 1910 | |
| | | | | |

Page 2 of 2

NORTH CAROLINA GENERAL WARRANTY DEED

| Excise Tax: \$0.00 NO TI | TLE SEARCH PERFORMED/NO TITLE OPINION GIVEN |
|---|--|
| Parcel Identifier No. <u>040672 0060 02</u> Verified by By: | County on the day of, 20 |
| 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 2nd day of MArch | , 20_21, 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, m corporation or partnership. | ailing address, and, if appropriate, character of entity, e.g. |
| The designation Grantor and Grantee as used herein shall include singular, plural, masculine, feminine or neuter as required by conte | e said parties, their heirs, successors, and assigns, and shall include ext. |
| | y the Grantee, the receipt of which is hereby acknowledged, has and by in fee simple, all that certain lot, parcel of land or condominium unit eek Township, Harnett County, North |

"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.

BEING all of Lot 1, containing 1.37 acres, more or less, as shown upon that map entitled,

| The property hereinabove described was acquired by Grantor by instrum | ment 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 Boo | k 2021 page 60 |
| TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all particles. | privileges and appurtenances thereto belonging to the Grantee in fee |
| And the Grantor covenants with the Grantee, that Grantor is seized of simple, that title is marketable and free and clear of all encumbrances, claims of all persons whomsoever, other than the following exception 1. 2021 Harnett County ad valorem taxes and subseque. This property is sold subject to all restriction other such matters of record. 3. This conveyance is subject to matters which would property. | and that Grantor will warrant and defend the title against the law to ns: uent years not yet due and payable. ns, easements, rights-of-way, covenants, and |
| IN WITNESS WHEREOF, the Grantor has duly executed the forego | Some G. Howard (SEAL) |
| (Entity Name) By: | Print/Type Name: Bonnie G. Howard Jony Ray Howard (SEAL) |
| Print/Type Name & Title: | Print/Type Name: Tory Ray Howard |
| By:Print/Type Name & Title: | (SEAL) |
| Print/Type Name & Title: | Print/Type Name: |
| Bv. | (SEAL) |
| By:Print/Type Name & Title: | Print/Type Name: |
| Bonnie G. Howard and Tony Ray Howard acknowledged the due execution of the foregoing instrument for the seal this Z day of Mark My Commission Expires: 4/23/20 Z S Notary Public County Shell | and State aforesaid, certify that personally appeared before me this day an purposes therein expressed. Witness my hand and Notarial stamp of the North Carolina of Harnett a S Pope Notary Public Notary Pub |
| (Affix Seal) State of North Carolina - County of Chry of | Notary's Printed of Typed Name |
| | and State aforesaid, certify that personally appeared before me this day an |
| seal this day of, 20 | purposes therein expressed. Withess my hard and restand stamps |
| My Commission Expires: | Notary Public |
| (Affix Seal) | Notary's Printed or Typed Name |
| State of North Carolina - County or City of | |
| persor | and State aforesaid, certify thatnally came before me this day and acknowledged that _he is the |
| ofcorporation/limited liability company/general partnership/limited par | |
| corporation/limited liability company/general partnership/limited par given and as the act of such entity,he signed the foregoing instrume Notarial stamp or seal, this day of | ent in its name on its behalf as its act and deed. Witness my hand an |
| Total at Stamp of Scal, this day of | , 20 |