

FOR REGISTRATION  
Kimberly S. Hargrove  
REGISTER OF DEEDS  
Harnett County, NC  
2018 MAR 27 04:33:59 PM  
BK: 3591 PG: 20-22  
FEE: \$26.00  
INSTRUMENT # 2018004078

CCLINTON



2018004078

HARNETT COUNTY TAX ID#

See below  
3/27/18 BY [Signature]

**Prepared by and Return to:**

**Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546**

*The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.*

PID#: 080641 0007 05, 080641 0007 09, 080641 0007 10, 080641 0007 11  
080641 0007 12

REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

**WARRANTY  
DEED**

This **WARRANTY DEED** is made the 23rd day of March, 2018, by and between **Bryan Matthew Barbour, unmarried**, of Post Office Box 1129, Fuquay Varina, NC, 27526 (hereinafter referred to in the neuter singular as "the Grantor") and **J. Paul Barbour and wife, Barbara M. Barbour** of 28 Barbour Lane, Fuquay Varina, NC, 27526 (hereinafter referred to in the neuter singular as "the Grantee");

**WITNESSETH:**

**THAT** said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Hector's Creek Township of said County and State, and more particularly described as follows:

**Tract 1 - PID#: 080641 0007 05**

Being all of Tract 1 containing 1.40 acres total less 0.08 acre right-of-way for a total of 1.32 acres net (57,200 square feet) as shown on "Minor Subdivision Survey for Barbour Subdivision" by Mickey R. Bennett, PLS, dated March 20, 2017 and recorded in Map Book 2017, Page 90, Harnett County Registry. For prior reference to chain of title see Deed Book 3070, Page 985, Harnett County Registry.

**Tract 2 - PID#: 080641 0007 09**

Being all of Tract 2 containing 0.95 acre total less 0.07 acre right-of-way for a total of 0.88 acre net (38,320 square feet) as shown on "Minor Subdivision Survey for Barbour Subdivision" by Mickey R. Bennett, PLS, dated March 20, 2017 and recorded in Map Book 2017, Page 90, Harnett County Registry. For prior reference to chain of title see Deed Book 3070, Page 985, Harnett County Registry.

**Tract 3 - PID#: 080641 0007 10**

Being all of Tract 3 containing 0.93 acre total less 0.07 acre right-of-way for a total of 0.86 acre net (37,620 square feet) as shown on "Minor Subdivision Survey for Barbour Subdivision" by Mickey R. Bennett, PLS, dated March 20, 2017 and recorded in Map Book 2017, Page 90, Harnett County Registry. For prior reference to chain of title see Deed Book 3070, Page 985, Harnett County Registry.

**Tract 4 - PID#: 080641 0007 11**

Being all of Tract 4 containing 0.92 acre total less 0.22 acre right-of-way for a total of 0.78 acre net (33,954 square feet) as shown on "Minor Subdivision Survey for Barbour Subdivision" by Mickey R. Bennett, PLS, dated March 20, 2017 and recorded in Map Book 2017, Page 90, Harnett County Registry. For prior reference to chain of title see Deed Book 3070, Page 985, Harnett County Registry.

**Tract 5 - PID#: 080641 0007 12**

Being all of Tract 5 containing 1.00 acre total less 0.08 acre right-of-way for a total of 0.84 acre net (36,292 square feet) as shown on "Minor Subdivision Survey for Barbour Subdivision" by Mickey R. Bennett, PLS, dated March 20, 2017 and recorded in Map Book 2017, Page 90, Harnett County Registry. For prior reference to chain of title see Deed Book 3070, Page 985, Harnett County Registry.

\*\*The property herein described is ( ) or is not (XX) the primary residence of the Grantor (NCGS 105-317.2)

**TO HAVE AND TO HOLD** the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Bryan Matthew Barbour (SEAL)  
Bryan Matthew Barbour

\*\*\*\*\*

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Bryan Matthew Barbour** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 23<sup>rd</sup> day of March, 2018.



Shelia F. Graham  
Notary Public

My Commission Expires: 8/8/2021