

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2021 FEB 26 11:08:58 AM
BK:3945 PG:18-19
FEE:\$26.00
INSTRUMENT # 2021004406

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HARNETT COUNTY TAX ID#

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2-26-2021 BY [Signature]



Excise Tax: _____ Parcel ID: _____

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to Christopher Nighswonger, 371 Rudolph Road, Dunn, NC 28334

This instrument prepared by Grantee

Brief description for the index Property Reassignment

THIS DEED made this the 27 day of January, in the year 2021, by and between

Grantor	Grantee
DORIS MILLER NIGHSWONGER 371 Rudolph Road Dunn, NC 28334	CHRISTOPHER NIGHSWONGER and wife, DORIS MILLER NIGHSWONGER 371 Rudolph Rd 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, 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, that certain lot or parcel of land situated in Averasboro Township, Harnett County, North Carolina, and more particularly described as follows:

Beginning at an exiting iron stake in the intersection of the centerline and end of Rudolph Rd. (NCSR 1706) thence South 28 deg. 44 min. 19 sec. West 257.85 feet to an exiting iron stake, thence South 57 deg. 13 min . 47 sec. East 197.35 feet to an existing iron stake, thence North 35 deg. 29 min. 59 sec. East 243.08 feet to a nail in the centerline of Rudolph Rd. (NCSR 1706), thence North 53 deg. 36 min. 01 sec. West 227.51 feet to the point of beginning, containing 1.22 acres, more or less.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book ___ at page ___. A map showing the above-described property is recorded in Map Book 2006 at page 212-213.

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, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL OF PUBLIC RECORD

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
BY: _____ (Seal)
Authorized agent _____ (Seal)

_____ (Seal)

Doris Miller Nighswonger (Seal)

STATE OF NORTH CAROLINA
COUNTY OF Hamett

I, a Notary Public, of said State and County aforesaid, do hereby certify that Doris Miller Nighswonger grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a Driver's License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 5th day of February in the year 2021.



Mark G. Wilson, Jr.
Notary Public Official Signature
MARK G. WILSON, JR.
Notary Printed or Typed Name

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that _____ personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a _____ or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this _____ day of _____, in the year _____.

Notary Public Official Signature

Notary Printed or Typed Name

(seal or stamp)
My commission expires: _____