

HARNETT COUNTY TAX ID #  
010537 0013 02

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Mar 30 01:00 PM NC Rev Stamp: \$ 100.00  
Book: 3961 Page: 16 - 19 Fee: \$ 26.00  
Instrument Number: 2021007094

03-30-2021 BY: EG

**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#: 010537 0013 02  
REVENUE STAMPS: \$100.00

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

**WARRANTY  
DEED**

This **WARRANTY DEED** is made the 26th day of March, 2021, by and between **James Mark Currin and spouse, Renee P. Currin**, of 3868 Spring Hill Church Road, Lillington, NC, 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Joseph Parker Lipsey and spouse, Sara Lipsey** of 204 Fair Glen Road, Holly Springs, NC, 27540 (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 Upper Little River Township of said County and State, and more particularly described as follows:

BEGINNING AT AN IRON STAKE IN A PATH IN THE LINE OF RONALD W. COPELAND 16.3 ACRES AND BEING THE SOUTHEAST CORNER OF THAT 72 ACRES TRACT CONVEYED TO SHARON C. MARTIN ET VIR BY DEED OF EVEN DATE HERewith, AND RUNNING THENCE WITH THE LINE OF SAID MARTIN NORTH 41 DEGREES 49 MINUTES 42 SECONDS WEST 719.87 FEET TO AN IRON STAKE, THENCE NORTH 25 DEGREES 56 MINUTES 12 SECONDS WEST 1,774.73 FEET TO AN IRON STAKE AND PINE POINTERS, THENCE NORTH 6 DEGREES 38 MINUTES 58 SECONDS EAST 1,934.84 FEET TO A POINT ON THE SOUTH BANK OF UPPER LITTLE

submitted electronically by "Tart Law Group, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

RIVER AND THENCE ALONG AND WITH THE SOUTH BANK OF SAID RIVER THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 30 MINUTES EAST 145.5 FEET; SOUTH 83 DEGREES EAST 131 FEET; NORTH 87 DEGREES 30 MINUTES EAST 121.5 FEET SOUTH 12 DEGREES 30 MINUTES WEST 145 FEET; SOUTH 28 DEGREES 30 MINUTES WEST 155 FEET; SOUTH 29 DEGREES EAST 208 FEET; SOUTH 57 DEGREES EAST 150 FEET; NORTH 87 DEGREES EAST 125 FEET; SOUTH 73 DEGREES WEST 133 FEET; SOUTH 78 DEGREES WEST 160 FEET; SOUTH 18 DEGREES WEST 92 FEET; SOUTH 11 DEGREES WEST 87 FEET; SOUTH 57 DEGREES 30 MINUTES EAST 132 FEET; NORTH 84 DEGREES EAST 156 FEET; NORTH 58 DEGREES EAST 174 FEET; SOUTH 75 DEGREES EAST 100 FEET; SOUTH 39 DEGREES EAST 153 FEET; SOUTH 29 DEGREES EAST 82 FEET; SOUTH 63 DEGREES WEST 72 FEET; SOUTH 61 DEGREES WEST 220 FEET; SOUTH 34 DEGREES WEST 104 FEET; SOUTH 11 WEST 95 FEET; SOUTH 30 DEGREES WEST 113 FEET; SOUTH 29 DEGREES WEST 140 FEET, SOUTH 06 DEGREES WEST 140 FEET; SOUTH 58 DEGREES EAST 130 FEET; SOUTH 67 DEGREES EAST 164 FEET; SOUTH 65 DEGREES EAST 127 FEET; SOUTH 73 DEGREES EAST 115 FEET; THENCE LEAVEING SAID RIVER AND RUNNING SOUTH 61 DEGREES WEST 369 FEET; THENCE SOUTH 29 DEGREES 10 MINUTES EAST 1,404 FEET; THENCE SOUTH 40 DEGREES 15 MINUTES EAST 488 FEET TO AN IRON STAKE, CORNER WITH RONALD W. COPELAND, THENCE ALONG AND WITH HIS LINE SOUTH 61 DEGREES 35 MINUTES 33 SECONDS WEST 709.71 FEET TO THE POINT OR PLACE OF BEGINNING AND CONTAINING 70 ACRES MORE OR LESS AND BEING ALL OF TRACT 2 ACCORDING TO PLAT OF "PROPERTY OF MAGGIE W. COPELAND ESTATE", PREPARED BY WILLIAM O. YATES, RLS, DECEMBER 17, 1976, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

FOR CHAIN OF TITLE SEE DEED BOOK 650, PAGE 365, HARNETT COUNTY REGISTRY.

GRANTOR CONVEYS ALL RIGHT TITLE AND INTEREST TO EASEMENT FOR ACCESS TO THE ABOVE DESCRIBED PROPERTY.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT II:

ALL OF THAT 1.50 ACRES TRACT PREVIOUSLY CONVEYED TO DAVID THIBODEAUX AND CHARLENE W. THIBODEAUX AS RECORDED IN DEED BOOK 1225, PAGE 709, HARNETT COUNTY REGISTRY. SEE ALSO RECORDED IN PLAT CABINET 1, SLIDE 48, HARNETT COUNTY REGISTRY AND ANY OTHER TRACTS PREVIOUSLY CONVEYED FROM THE ABOVE-DESCRIBED TRACT II.

2001-1-10

\*\*The property herein described is ( ) or is not ( X ) 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

James Mark Currin (SEAL)  
James Mark Currin

Renee P. Currin (SEAL)  
Renee P. Currin

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STATE OF NORTH CAROLINA  
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that James Mark Currin and Renee P. Currin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 29 day of March, 2021.



Shannon Howell  
Notary Public

My Commission Expires: 8.23.2025