

HARNETT COUNTY TAX ID #  
099563 0096

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Feb 16 01:10 PM NC Rev Stamp: \$ 60.00  
Book: 3939 Page: 588 - 591 Fee: \$ 26.00  
Instrument Number: 2021003506

02-16-2021 BY: EG

**GENERAL WARRANTY DEED**

REVENUE: \$60.00'

PARCEL ID: 09-9563-0096

PREPARED BY AND RETURN TO:

Hutchens Law Firm LLP  
35 Plantation Drive, Suite 200, Cameron, NC 28326

File No.: CAM1321454

This instrument prepared by: Chris Salyer, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: 19.18 acres

**NORTH CAROLINA**

**COUNTY OF HARNETT**

THIS DEED made this 9<sup>th</sup> day of February, 2021, by and between

**Shelby Lynn Edwards, unmarried**, whose address is  
1366 N. Belview Rd., Rockmart, GA 30153,  
hereinafter called Grantor,

and

<sup>husband,</sup>  
**Logan Posey and Daniel Posey**, whose address is  
635 Fairway Dr., Southern Pines, NC 28387,  
hereinafter called Grantee;

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.

Submitted electronically by "Hutchens Law Firm LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 or parcel of land situated in or near the City of Cameron, Harnett County, North Carolina and more particularly described as follows:

Parcel No. 09-9563-0096

BEGINNING at an existing concrete monument, the southeast corner of the original tract of the Marks Estate; thence with the line of Imperial Real Estate North 9 degrees 38 minutes 26 seconds East 557.26 feet to an existing concrete monument; thence a new line between Tracts 1 and 2 North 58 degrees 59 minutes 45 seconds West 890.94 feet to a point in Duncan Swamp; thence along and with the swamp South 59 degrees 06 minutes West 675.8 feet to a point in Duncan Swamp; thence South 38 degrees 21 minutes 22 seconds West 604.3 feet to a point in the J.L. Marks Estate line; thence along the line with Imperial Real Estate Corporation South 83 degrees 24 minutes 28 seconds East 1635.67 feet to the BEGINNING, containing 24.3 acres, more or less, as surveyed by John W. Buie, R.L.S., and being a portion of the Marks Estate.

Conveyed TOGETHER WITH that 30 foot access easement as recorded in Book 1286, Page 541, Harnett County Registry, North Carolina.

LESS AND EXCEPT that land being conveyed in Book 1286, Page 538, Harnett County Registry and more specifically described as follows:

Being a 5.12 acre parcel-of land located in Johnsonville Township, Harnett County, N.C., Northwest of Marks Road (SR 1111). Parcel is bounded on the North and East by Edwards (691/965); on the West by McDonald (987/957) and Marks (504/62); on the south by Moore (1278/629) and being more particularly described as follows:

BEGINNING at a concrete monument, said point being the Northwestern most corner of Moore's 18 acre tract (1278/629, also see Map Book 5, Pg. 68 - Tract 5); thence from said Beginning point N 86° 44' 09" W 100.85' to a point in Duncan Swamp; thence N 35° 02' 00" E 340.98' to a point in swamp; thence S 86° 44' 09" E 608.17' total (passing a new iron pipe at 50.27') to a new iron pipe; thence S 22° 54' 08" E 323.00' to a new iron pipe in Moore's line; thence with Moore's line N 86° 44' 09" W 829.29' to the BEGINNING, containing 5.12 acres, more or less and being a portion of the Peggy

Joyce Marks Edwards 24.3± acre tract as described at Deed Book 691, Pg. 965, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1243, Page 822, Harnett County Registry, North Carolina.

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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

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

The property herein  is  is not the principal residence of the Grantors.

Shelby Lynn Edwards  
Shelby Lynn Edwards

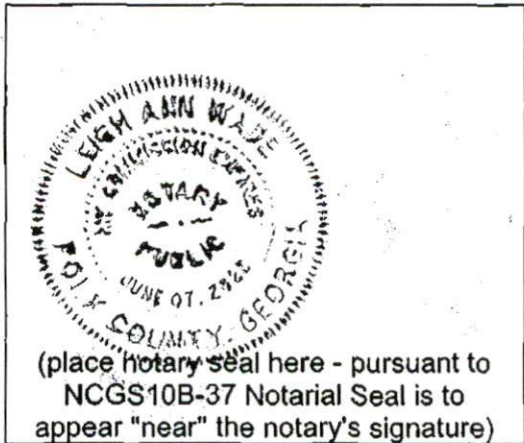
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STATE OF Georgia  
Polk COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Shelby Lynn Edwards

This the 9 day of February, 2021.



Leigh Ann Wade  
Notary  
Leigh Ann Wade  
Print Name

My Commission Expires: June 7, 2022