

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Feb 09 03:11 PM NC Rev Stamp: \$ 130.00
Book: 4112 Page: 546 - 547 Fee: \$ 26.00
Instrument Number: 2022002860

HARNETT COUNTY TAX ID #
071611 0041 01

02-09-2022 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 130.00

Parcel Identifier No. 07-01611-0041-01 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Law Offices of Nicole LaDuca Quinn, PLLC, 9939 US 70 Business Hwy. W., Clayton, NC 27520

Brief description for the Index: LOT 1-B, Cobb Road

THIS DEED made this 9th day of February, 2022, by and between

GRANTOR	GRANTEE
Stephen Edward Sullivan Kaitlyn Christine Sullivan 145 Derby Lane Hampstead, NC 28443	LTanya Burns 1175 Cobb Road, Lot 1B Benson, NC 27504 Mailing Address: 11 Nancy Court Clayton, NC 27520

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, all that certain lot, parcel of land or condominium unit situated in the City of Benson, _____ Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 1-B, containing 1.983 acres, more or less, as shown on the plat of survey by Puckett Surveyors, PLLC, dated November 1, 2020 entitles "MINOR SUBDIVISION PLAT FOR KEITH H. BROUILLARD" which plat is recorded in Plat Book 2021, Page 98, of the Harnett County Registry and to which plat reference is hereby made for a more particular description of the same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4025 page 805-806.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2021 page 98.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) _____ (SEAL)
Print/Type Name: Stephen Edward Sullivan

By: _____

Print/Type Name & Title: _____ (SEAL)
Print/Type Name: Kaitlyn Christine Sullivan

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of NC - County or City of Johnston
I, the undersigned Notary Public of the County or City of Hammett Johnston and State aforesaid, certify that Stephen Edward Sullivan and wife, Kaitlyn Christine Sullivan personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of February, 2022.

My Commission Expires: 10/4/25
(Affix Seal)

Nicole Laduca Quinn Notary Public
Johnston County
North Carolina
My Commission Expires: _____
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name