

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Sep 17 09:48 AM NC Rev Stamp: \$ 220.00
Book: 4046 Page: 50 - 51 Fee: \$ 26.00
Instrument Number: 2021021811

HARNETT COUNTY TAX ID #
130640 0041

09-17-2021 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identifier No. 130640 0041 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 21.654)

Brief description for the Index: 8.21 ac. +/-, Map No. 2021-378

THIS DEED made this 17th day of September, 2021, by and between

GRANTOR	GRANTEE
Tracy Scott Cornett and wife, Teresa Mounie Cornett (who took title as Teresa Mouinie Cornett) 93 Joel Way Lillington, NC 27546	Phillip Vance Flood and wife, Jennifer Lynn Flood 1921 NC Hwy. 42 Willow Spring, NC 27592

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 _____, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of that tract or parcel of real property containing 8.21 acres, more or less, as shown upon that map entitled, "Recombination Survey For: Tracy Scott Cornett & Teresa Mounie Cornett" prepared by Streamline Land Surveying, Inc., dated March 8, April 7, 2021 and recorded in Map No. 2021-378, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3818, Page 264,

Harnett County Registry

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2021 page 378.

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:

1. 2021 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

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

By: _____ (Entity Name) Tracy Scott Cornett (SEAL)
 Print/Type Name: Tracy Scott Cornett

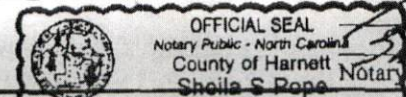
By: _____
 Print/Type Name & Title: _____
Teresa Mounie Cornett (SEAL)
 Print/Type Name: Teresa Mounie Cornett

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

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

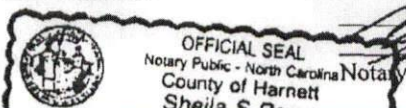
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Tracy Scott Cornett 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 17 day of September, 2021.

My Commission Expires: 4/23/2025
 (Affix Seal)  Sheila S. Pope Notary Public
 Notary's Printed or Typed Name: Sheila S. Pope

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Teresa Mounie Cornett 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 17 day of September, 2021.

My Commission Expires: 4/23/2025
 (Affix Seal)  Sheila S. Pope Notary Public
 Notary's Printed or Typed Name: Sheila S. Pope

State of North Carolina - County or City of Harnett

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: _____
 _____ Notary Public
 Notary's Printed or Typed Name: _____