

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Mar 26 12:29 PM NC Rev Stamp: \$ 80.00
Book: 3959 Page: 423 - 426 Fee: \$ 26.00
Instrument Number: 2021006854

HARNETT COUNTY TAX ID #
130539 0015 03

03-26-2021 BY: EG

Excise Tax \$80.00 Recording Time, Book and Page
Parcel ID No. 130539 0015 03 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Lee L. Tart Malone, Attorney at Law

NO TITLE CERTIFICATION

Brief description for the Index: 2.29 ac. off NCSR 1251 (Peach Farm Rd.)

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 14th day of March, 2021 by and between:

<p>GRANTOR:</p> <p>Morgan Lee Edwards and husband, Andrew W. Edwards;</p> <p>Joshua Nathaniel Brown and wife, Lauren Brown; and</p> <p>Angela Rose Skandier and husband, Trey Skandier</p> <p>106 North 9th Street Erwin, NC 28339</p>	<p>GRANTEE:</p> <p>Jonathan Prevette and wife, Jody Holstein</p> <p>290 Timberline Dr. Sanford, NC 27330</p>
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated in Upper Little River Township, Harnett County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE
AND MADE A PART OF THIS INSTRUMENT.**

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

Submitted electronically by "The Law Office of Jeffrey E. Radford"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3197, Page 275, Harnett County Registry.

A map showing the above described property is recorded in Map Book ____, Page ____.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

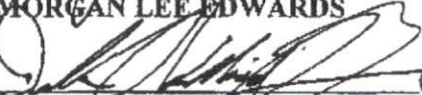
And the Grantor, covenants with the Grantee, that Grantor is seized of said premises in fee simple, has right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

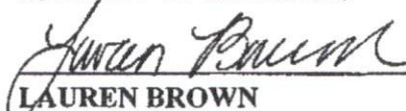
- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2021 and subsequent years, not yet due and payable.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

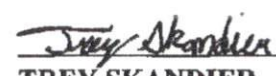
 (SEAL)
 MORGAN LEE EDWARDS

 (SEAL)
 ANDREW W. EDWARDS

 (SEAL)
 JOSHUA NATHANIEL BROWN

 (SEAL)
 LAUREN BROWN

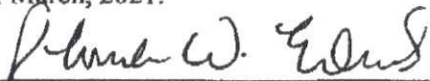
 (SEAL)
 ANGELA ROSE SKANDIER

 (SEAL)
 TREY SKANDIER

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Rhonda W. Edwards, Notary Public of the County and State aforesaid, certify that MORGAN LEE EDWARDS and husband, ANDREW W. EDWARDS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 14th day of March, 2021.


 Notary Public

My Commission Expires: 08/20/2025



STATE OF NORTH CAROLINA
COUNTY OF HARNETT

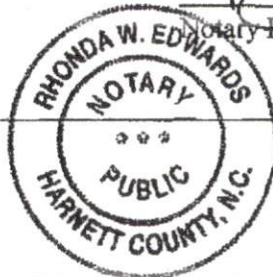
I, Rhonda W. Edwards, Notary Public of the County and State aforesaid, certify that JOSHUA NATHANIEL BROWN and wife, LAUREN BROWN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 14th day of March, 2021.

Rhonda W. Edwards

Notary Public

My Commission Expires: 08/20/2025



STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Rhonda W. Edwards, Notary Public of the County and State aforesaid, certify that ANGELA ROSE SKANDIER and husband, TREY SKANDIER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 14th day of March, 2021.

Rhonda W. Edwards

Notary Public

My Commission Expires: 08/20/2025



EXHIBIT "A"

BEGINNING at an existing rebar a corner with Robert Salmon at Deed Book 1065, Page 16, Harnett County Registry and corner with Donald Wayne Rothermund at Deed Book 925, Page 355, Harnett County Registry; thence from said rebar South 56 degrees 58' 51" East 317.30 feet to a new iron stake; thence South 10 degrees 16' 03" East 272.20 feet to a new iron stake; thence North 89 degrees 06' 14" West 313.59 feet to an existing iron pipe another corner with Rothermund; thence North 00 degrees 08' 03" West 435.84 feet to the point and place of BEGINNING, and containing 2.29 acres, more or less, as shown upon a plat and survey by Bennett Surveys, Inc. dated January 12, 1996.

CONVEYED APPURTENANT TO AND A PORTION OF SAID ABOVE REFERENCED LOT is a 30 foot easement for the purpose of ingress, egress, regress and general utility easements necessary for residential or business purposes and said easement is described as follows:

BEGINNING at an existing p.k. nail in the centerline of NCSR 1251 (Peach Farm Road) said point lying 1890.16 feet Northwest of the intersection of NCSR 1251 and NC 27; thence from said beginning North 88 degrees 26' 35" West 420.26 feet to an existing iron pipe; thence North 89 degrees 06' 14" West 175.34 feet to a new iron stake; thence North 10 degrees 16' 03" West 30.58 feet to a point; thence South 89 degrees 06' 14" East 181.43 feet to a point; thence South 88 degrees 26' 35" East 410.69 feet to a point in the centerline of SR 1251; thence South 16 degrees 25' 47" East 31.54 feet to the point and place of BEGINNING, and being the same easement as referenced above.

This being the same property conveyed to Timothy Byrd Brown by deed dated March 4, 2014 and recorded at Book 3197, Page 275, Harnett County Registry.

For history of title see the Estate File of Timothy Byrd Brown, File Number 21 E 0034, filed in the Office of Superior Court of Harnett County.