

HARNETT COUNTY TAX ID #  
080643 0006 04

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2020 Jan 10 08:26 AM NC Rev Stamp: \$ 120.00  
Book: 3772 Page: 653 - 654 Fee: \$ 26.00  
Instrument Number: 2020000443

01-10-2020 BY: SB

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$120.00**

**Tax Identification Number: Out of: 080643 0006 01**

Prepared by/Mail to: Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526

Brief Description for the index

Lot 2BR

THIS DEED made this 9<sup>th</sup> day of January, 2020, by and between

**GRANTOR**

**GRANTEE**

MYRA COTTON WINDERS, an unmarried person  
(aka Myra Cotton Winder)  
648 Cotton Road  
Fuquay-Varina, NC 27526

**TRAVIS E. DAWSON and wife,  
NICOLE M. DAWSON**  
609 Cotton Road  
Fuquay-Varina, NC 27526

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 or parcel of land situated in \_\_\_\_\_ Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot 2BR, containing 4.988± acres as shown on that plat entitled "Exempt Division Survey for Travis & Nicole Dawson, Myra Cotton Winder" and recorded in Map Number 2019 – 447, Harnett County Registry, reference to which is hereby made for greater certainty of description.**

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor. The property hereinabove described was acquired by Grantor by Estate of Carl Cotton Jr., Harnett County Estate File 14 E 435.

A map showing the above described property is recorded in Map Number 2019, Page 447.

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

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:

1. All easements, covenants, restrictions and right of ways of record;
2. 2020 ad valorem taxes;
3. All matters as shown in Map Number 2019 – 447, Harnett County Registry;

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

*Myra Cotton Winders* (SEAL)  
 MYRA COTTON WINDERS

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned notary public, do hereby certify that **MYRA COTTON WINDERS**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this January 9, 2020

*Paula M. Whitsell* Notary Public  
 Paula M. Whitsell

My commission expires: 13 AUG 2023

