

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Sep 20 03:43 PM NC Rev Stamp: \$ 0.00
Book: 4047 Page: 395 - 397 Fee: \$ 26.00
Instrument Number: 2021022033

HARNETT COUNTY TAX ID #
099568 0032

09-20-2021 BY: ED

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00, no taxable consid.

Parcel Identifier No. 099568 0032 Verified by _____ County on the ___ day of _____, 2021.
By: _____

Mail to: Grantee, 5578 Ponderosa Road, Sanford, NC 27332
This instrument was prepared by: Jon Mendini a validly licensed NC Attorney
[xx] Property conveyed includes Grantors primary home, if checked.

THIS DEED made this 20th day of September 2021, by and between

GRANTOR	GRANTEE
John Thomas Ainsworth, Jr. and Kristin S. Ainsworth	Kristin S. Ainsworth and spouse, John Thomas Ainsworth, Jr.
Mailing Address: 5578 Ponderosa Road Sanford, NC 27332	Property Address: 5578 Ponderosa Road Sanford, NC 27332

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 the City of ____, __ Township, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A", ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 871 Page 523. and 4044/409

A map showing the above-described property is recorded in Map Book 2021 Page 395.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

John Thomas Ainsworth, Jr.
John Thomas Ainsworth, Jr.

Kristin S. Ainsworth
Kristin S. Ainsworth

State of NC, County of Harnett

I, Jonathan L. Brown Guerrero, a Notary Public for the County and State aforesaid, do hereby certify that John Thomas Ainsworth, Jr. and Kristin S. Ainsworth personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of September, 2021.

Jonathan L. Brown Guerrero
Notary Public (print) Jonathan L. Brown Guerrero
My commission expires: 4/17/22

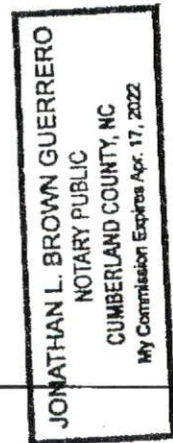


EXHIBIT 'A'

Being all of Lot 1, a 2.25 acres tract (.02 acres in overlap), as shown on plat entitled "Minor Subdivision for Renee Karpowicz," dated August 5, 2021, prepared by John G. Matthews, PLS, and recorded as Map 2021-395, Harnett County Registry, to which plat reference is hereby made for a more particular description thereof.