

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Oct 25 10:01 AM NC Rev Stamp: \$ 0.00  
Book: 4064 Page: 867 - 868 Fee: \$ 26.00  
Instrument Number: 2021025040

HARNETT COUNTY TAX ID #  
050625 0015 05  
\*050625 0015 02

10-25-2021 BY: ED

Excise Tax \$ 0.00 Recording Time, Book and Page  
Mail after recording to Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546  
This instrument prepared by Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

*The attorney preparing this instrument has made no record search, or title examination of the property described herein, and expresses no opinion as to title or tax consequences, unless contained in a separate written certificate.*

**Brief Description for the index : .977 acre; Map #2021-479; Fred Burns Road**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 25<sup>th</sup> day of October, 2021 by and between

GRANTOR	GRANTEE
James M. Neely and wife, Jacqueline F. Neely 673 Fred Burns Road Holly Springs, North Carolina 27546	Christian Kyle Pendergraft and wife, Nicole Kilgore Pendergraft 4005 River Road Fuquay Varina, North Carolina 27526

Enter in appropriate block for each party: name, 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 or parcel of land situated in Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

Parcel ID: 050625 0015 02 and 050625 0015 05

BEING all of Tract # 1, containing 0.977 acres, with 0.130 acres in road right of way for a net acreage of 0.847 acres, as shown on that map and survey entitled "Lot Recombination: Owned by, Surveyed and Mapped for: James M. Neely and Jacqueline F. Neely", and recorded at Map # 2021-479, Harnett County Registry of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 849, Page 457, and Deed Book 840, Page 414, Harnett County Registry.

A map showing the above described property is recorded at Map #2021-479, Harnett County Registry.

The above described property  does  does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the 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.

James M. Neely (SEAL)  
James M. Neely

Jacqueline F. Neely (SEAL)  
Jacqueline F. Neely

NORTH CAROLINA,  
HARNETT COUNTY.

I, Jessica Capri-Giles, a Notary Public in and for the aforesaid State and County, do hereby certify that James M. Neely and Jacqueline F. Neely personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes thereon stated.

Witness my hand and notarial seal this 25<sup>th</sup> day of October 2021.

Jessica Capri-Giles  
Notary Public  
(Printed Name of Notary Public)

My Commission Expires: 7/16/2024

