

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jun 03 04:12 PM NC Rev Stamp: \$ 180.00
Book: 3993 Page:984 - 987 Fee: \$ 26.00
Instrument Number: 2021012752

HARNETT COUNTY TAX ID #
070692 0182 01
070692 0182

06-03-2021 BY: EG

Parcel Identifier No: 070692018201 & 0706920182
Revenue: \$180

Mail after recording to Grantees

This instrument was prepared by Becker Law Offices, PC

Brief Description for the index

Lots 2 & 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 26, 2021, by and between

GRANTOR	GRANTEE
<p>JOHN GEORGE O'NEILL and spouse, MARIE BELLA O'NEILL</p> <p>938 Hargrove Street Henderson, NC 27536</p>	<p>C. DEAN PROPERTIES, LLC</p> <p><u>Mailing Address:</u> 302 Stonebrook Drive Clayton, NC 27520</p> <p><u>Property Address:</u> 436 Young Road Angier, NC 27501</p>
Enter in appropriate block for each party: name, address, and, if appropriate, character of entry, 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 the City of Angier, Harnett County, North Carolina and more particularly described as follows:

See attached Exhibit "A" incorporated herein by reference.

Submitted electronically by "Becker Law Offices, PC"
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 herein above described was acquired by Grantor by instrument recorded in Book 3333, Page 220.

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

A map showing the above described property is recorded in Map Number 2009, Page 524.

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:

Ad valorem taxes for 2021 and subsequent years.

Declarations, covenants, restrictions, easements and rights-of-way, if any, of record.

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.

John George O'Neill (SEAL)
JOHN GEORGE O'NEILL

State of NC, County of Wake

SEAL-STAMP

I, the undersigned, a Notary Public of the County and State aforesaid, certify that JOHN GEORGE O'NEILL, Grantor, either personally known to me or proven by satisfactory evidence (said evidence being) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of MAY, 2021.

DIANE R. BECKER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 5/5/23

Diane R. Becker Notary Public

Notary's name printed: Diane R. Becker

My commission expires: 5/5/23

Marie Bella O'Neill (SEAL)
MARIE BELLA O'NEILL

State of NC, County of Wake

SEAL-STAMP

I, the undersigned, a Notary Public of the County and State aforesaid, certify that MARIE BELLA O'NEILL, Grantor, either personally known to me or proven by satisfactory evidence (said evidence being _____) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of MAY, 2021.

[Signature] Notary Public

Notary's name printed: Diane R. Becker

My commission expires: 10/5/23

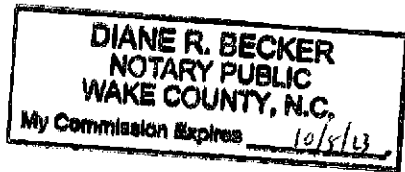


Exhibit A

BEING all of Lot No. 2 (containing 1.113 ac. net, more or less) and Lot No. 3 (containing 1.139 ac. net, more or less) as shown upon that map entitled, "Minor Subdivision Surveyed and Mapped For and Owned By: Danny Watkins, Sr." prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated July 15, 2009 and recorded in Map No. 2009-524, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

Also included in this conveyance is that 1986 Coleman doublewide manufactured home bearing Serial Nos. 46140588BV and 46140588AV which is permanently attached to Lot 3 as shown upon that map recorded in Map No. 2009-524 and is a part of the real estate described herein.