

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Nov 01 08:24 AM NC Rev Stamp: \$ 36.00
Book: 4068 Page: 682 - 688 Fee: \$ 26.00
Instrument Number: 2021025694

HARNETT COUNTY TAX ID #
06059710050005 01

10-29-2021 BY: ED

Prepared by and return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334
(No title examination or tax advice given.)

EXCISE TAX: \$36.00
Parcel ID No.: 06059710050005 01

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 20th day of October, 2021, by and between **DEBRA D. HARTMAN, widow, individually and as Executrix of the Estate of Jim Donovan Hartman (Estate file no. 21E634)** of P.O. Box 387, Coats, NC 27521 and **JOHN M. STUBBS and wife, LISA H. STUBBS** of 3965 Final Approach Drive, Eastover, NC 28312 and **JAY L. HARTMAN and wife, TRACY L. HARTMAN** of 3814 Noble Avenue, Richmond, VA 23222, hereinafter called GRANTOR, and **SEVEN MAGNOLIAS CONSTRUCTION, INC.**, a N.C. Corporation whose address is 14288 NC Hwy 210, Angier, NC 27501, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Town of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot B as shown on map entitled "Minor Subdivision & Recombination Survey" dated May 18, 2021 by ECLS Global, Inc. and recorded in Map Number 2021, Page 235, Harnett County Registry.

Property Address: 202 W N Street, Erwin, NC 28339

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3351, Page 981, Harnett County Registry.

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. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2021 ad valorem taxes which are not yet payable.

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

Debra D. Hartman
DEBRA D. HARTMAN

Debra D. Hartman
DEBRA D. HARTMAN, Executrix
of the Estate of Jim Donovan Hartman
(Estate file no. 21E634)

Notary acknowledgment on next page