

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Jan 05 04:01 PM NC Rev Stamp: \$ 200.00  
Book: 4098 Page: 126 - 128 Fee: \$ 26.00  
Instrument Number: 2022000289

HARNETT COUNTY TAX ID #  
o/o 130600 0001 06

01-05-2022 BY: ED

Prepared by M. Andrew Lucas – mail to Grantee  
Stamps: \$200.00

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )  
PID: 130600 0001 06

**GENERAL WARRANTY DEED**

**THIS DEED**, made this 3<sup>rd</sup> day of January 2022, by and between  
**EDWARD B. PATTERSON, a freetrader, 911 Lloyd Stewart Road, Broadway, NC 27505,**  
hereinafter called "GRANTOR" to **WALTER CIUCEVICH, and spouse, CHELSEA N.**  
**CIUCEVICH, 1208 Red Oak Dr. Sanford, NC 27330**, hereinafter called  
"GRANTEE";

**WITNESSETH**, that the Grantor, in consideration of valuable considerations provided by  
the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these  
presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest in that  
certain lot or parcel of land situated in Upper Little River Township, Harnett County, North  
Carolina, more particularly described as follows:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN.**

The above property was conveyed to the Grantor by deed recorded in Book 335, Page 233,  
Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; restrictive covenants of record, if any.

This is \_\_\_\_\_ is not  the primary residence of the Grantor.

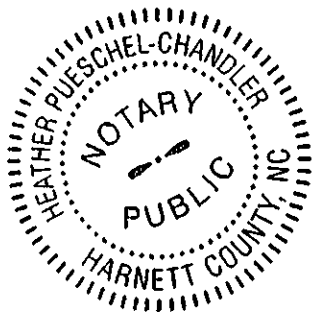
IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Edward B. Patterson (SEAL)  
Edward B. Patterson

STATE OF North Carolina  
COUNTY OF Lee

I, Heather Rueschel-chandler a Notary Public, do hereby certify Edward B. Patterson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 3rd day of January, 2022.



Heather Rueschel-Chandler  
Notary Public

My commission expires: 9/7/2025

EXHIBIT A

BEING ALL OF TRACT 5A, containing 10.47 acres, more or less, and TRACT 5B, containing 1.53 acres, more or less, as shown on the survey for “ Walter Joseph Ciucevich and Chelsea Nicole Ciucevich”, by Bennett Surveys, dated December 6, 2021, and recorded in Plat Cabinet 2021-592, Harnett County Registry.