

HARNETT COUNTY TAX ID#

039589 1043 04

3/16/22 BY TSH

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2022 MAR 16 01:38:50 PM
BK:4128 PG:79-81
FEE:\$26.00
INSTRUMENT # 2022005624

KCORE



Excise Tax: No Revenue Recording Time, Book & Page

Brief Description: Lot 19-A, Barbecue Township
Parcel Identification No: out of 039589 1043 04

Mail To: GRANTEES
Prepared By: Thomas R. Lenfestey, III, Attorney
Lenfestey, Maxie & Burger, PLLC
(NO TITLE SEARCH OR TAX ADVICE GIVEN)

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

NORTH CAROLINA GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED is made this 14th day of March, 2022.

GRANTOR	GRANTEES
Benita C. Frizzelle, widow	Van C. Frizzelle and wife, Sandra P. Frizzelle
1725 Micro Tower Road Lillington, NC 27546	Mailing Address: 56 Dove Trail Sanford, NC 27332

WITNESSETH:

WHEREAS, Grantor, for and in exchange for good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantees that certain piece, parcel or tract of land situated, lying and being in Harnett County, North Carolina, and more particularly described as follows:

Being all of that tract of land designated Lot 19-A, containing 0.48 acres, as shown upon a plat of survey prepared by Melvin A. Graham, PLS, dated April

26, 2021, and appearing of record at Map No. 2021 - 189, Harnett County Registry. Reference to said plat is hereby made for a greater certainty of description.

This property is not the Grantor's principal residence.

The property herein described was acquired by Grantor and Roscoe Frizzelle, now deceased (Harnett County Estate 16-E-71), by instrument recorded at Book 2431, Page 233, Harnett County Registry.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees, their heirs, successors and assigns forever, but subject always, however, to all limitations, exceptions and restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land, including but not limited to all deeds of trust, easements, rights-of-way, covenants and other restrictions applicable to the above described lands and premises.

AND the said Grantor, party of the first part, covenants to and with the said Grantees, their heirs, successors, and assigns that Grantor is seized in fee of said premises and that they have good right to convey the same; that the title is marketable and free and clear from any and all encumbrances, except as set forth herein; and that Grantor, it's successors and assigns shall, WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.

AND, notwithstanding the foregoing, the warranties herein recited are subject to: 2022 ad valorem taxes; all applicable zoning and land use ordinances, rules, regulations, laws and statutes; and all restrictive covenants, easements and rights-of-way of record.

[Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal and does adopt the printed word "SEAL" beside her name as her lawful seal.

GRANTORS:

Benita C. Frizzelle (SEAL)
Benita C. Frizzelle

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Carol D. Nelson, a Notary Public, do hereby certify that Benita C. Frizzelle personally appeared before me this date, and being duly sworn, executed the foregoing instrument.

Witness my hand and official seal, this 14 March, 2022.

Carol D. Nelson

Notary Public

My Commission Expires: 09/13/2024

(Notary Seal)

