

HARNETT COUNTY TAX ID#  
130600 0073 09

12-10-2019 BY SB

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2019 Dec 10 04:20 PM NC Rev Stamp: \$ 140.00  
Book: 3763 Page: 868 - 869 Fee: \$ 26.00  
Instrument Number: 2019018292

Submitted electronically by April E Stephenson PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$140.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 130600 0073 09

Mail after recording to: JOCELYN RAMIREZ & J. Leonor Ramirez Sanchez 154 Mimms Rd. Broadway, NC  
This instrument was prepared by: April E. Stephenson, Attorney at Law 27505

THIS DEED made this 9<sup>th</sup> day of December, 2019 by and between

**GRANTORS**

JARVIS A. JACKSON and wife, FANNIE D. BROWNE  
200 Maideline Ave.  
Sanford, NC 27332

**GRANTEES**

JOCELYN RAMIREZ and spouse, J. LEONOR RAMIREZ SANCHEZ  
154 Mimms Rd.  
Broadway, NC 27505

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 Upper Little River Township, Harnett County, North Carolina, and more particularly described as follows:

BEING ALL OF TRACT 4, containing 11.12 acres, more or less, according to a survey entitled, "Survey for: Jarvis A. Jackson and Fannie D. Browne", dated August 14, 2015, prepared by Bennett Surveys and recorded at Plat Slide 2015-250, Harnett County Registry. Reference to said plat is hereby made for greater certainty of description.

TOGETHER WITH AND SUBJECT TO EXISTING 30' EASEMENT AS SHOWN ON ABOVE REFERENCED PLAT.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3317, Page 52, Harnett County Registry.

A map showing the above described property is recorded in Plat Slide 2015-250, and referenced within this instrument.

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:  
Easement to South River Electric Membership Corp recorded at Book 777, Page 335, 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 officer(s), the day and year first above written.**

\_\_\_\_\_  
(ENTITY NAME)

*Jarvis A. Jackson* (SEAL)  
JARVIS A. JACKSON

By: \_\_\_\_\_

*Fannie D. Browne* (SEAL)  
FANNIE D. BROWNE

Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

NORTH CAROLINA Lee COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jarvis A. Jackson & Fannie D. Browne Witness my hand and official stamp or seal, this the 9<sup>th</sup> day of December, 2019.

My Commission Expires: 8-20-21

*Margaret E. Williams*  
Notary Public

MARGARET E. WILLIAMS  
Notary Public  
Hoke County, NC