

HARNETT COUNTY TAX ID#

0706901602001
07069016020023 01

4/22/22 BY TSH

Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2022 APR 22 11:48:52 AM
BK:4143 PG:621-622
FEE:\$26.00
INSTRUMENT # 2022008500

TWESTER



2022008500

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. 07069016020001 and _____ Verified by _____ County on the ____ day of _____, 20____
By: 07069016020023 01

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No.22.277)

Brief description for the Index: Lot 1 and Lot 3, Graceton Ridge S/D

THIS DEED made this 22 day of April, 2022, by and between

GRANTOR

Craig T. Matthews and wife,
Denise Currin Matthews
496 Harvell Rd.
Coats, NC 27521

GRANTEE

Craig Matthews Realty, Inc., a North
Carolina Corporation
P.O. Box 399
Coats, NC 27521

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, 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, parcel of land or condominium unit situated in the City of Coats, Grove Township, Harnett County, North Carolina and more particularly described as follows:

TRACT I

Property Address: 400 N. Orange St., Coats, NC 27521

BEING all of Lot No. 1, containing 0.29 acres, more or less, as shown upon that map entitled, "Recombination and Sewer Easement For: Graceton Ridge" prepared by J. Scott Walker, dated July 30, 2018 and recorded in Map No. 2018-222, Harnett County Registry, reference to which is hereby made for greater certainty of description.

This conveyance is made subject to that "New 25' Sewer Easement" which extends across the northern portion of the above-described lot as shown upon that map recorded in Map No. 2018-222, Harnett County Registry.

TRACT II

Property Address: 11 N. Poole St., Coats, NC 27521

BEING all of Lot No. 3, containing 0.31 acres, more or less, as shown upon that map entitled, "Recombination and Sewer Easement For: Graceton Ridge" prepared by J. Scott Walker, dated July 30, 2018 and recorded in Map No. 2018-222, Harnett County Registry, reference to which is hereby made for greater certainty of description.