

HARNETT COUNTY TAX ID #

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05-18-2020 BY: SB

For Registration Kimberly S. Hargrove  
 Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 2020 May 18 11:16 AM NC Rev Stamp: \$ 136.00  
 Book: 3813 Page: 240 - 245 Fee: \$ 26.00  
 Instrument Number: 2020007577

Excise Tax \$ 136.00

Recording Time, Book and Page

Parcel Identifier No:

Mail after recording to **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**This instrument was prepared by **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

**Brief Description for the index : Tracts 2A, Map Number 2020-144, Hector's Creek  
 Township**

## TRUSTEE'S DEED

THIS DEED made this 15<sup>th</sup> day of May, 2020 by and between the following Grantors:

**Charles Davis Bradley, Jr., Jeffery S. Bradley, and Taylor B. Behm (formerly Taylor S. Bradley), Trustees of the Trust under the Will and Codicil of Hoke Smith for the benefit of Kathryn Smith Bradley, (hereafter, Trust under Will of Hoke Smith) and Kathryn S. Bradley, beneficiary of the Trust under the Will of Hoke Smith; 7403 Hermitage Lane, Sunset Beach, North Carolina 28468**

And the following Grantees:

**Zachary R. Hobbs and wife Kateleigh J. Hobbs, 502 Angier Road, Fuquay-Varina, North Carolina 27526.**

Hereinafter, the designation "Grantors" and "Grantees" shall include the said parties as above designated, their heirs, successors, and assigns, unless otherwise state.

WHEREFORE, Hoke Smith died on a resident of Harnett County, North Carolina; and his Will and Codicil were probated as Harnett County Estate File No. 08 E 20; under the terms of his Will and Codicil he named Charles Davis Bradley, Jr., Jefferey S. Bradley, and Taylor S. Bradley (now Taylor B. Behm) as Trustees of the Trust created for the benefit of Kathryn Smith Bradley;

Kathryn Smith Bradley is joining in this conveyance solely for the purpose of affirming and concurring in the sale, and affirming that the sale terms are fair and equitable and for no other purpose;

WITNESSETH, that the Grantors for a valuable consideration of Sixty-Seven Thousand Five Hundred Dollars (\$67,500.00) paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Hector's Creek, Township, Harnett County, North Carolina, and more particularly described as follows:

**BEING Tract 2A, containing 4.017 acres more or less, as shown on the Map entitled "Minor Subdivision Survey for Kateleigh J. Hobbs and Zachary R. Hobbs" by Benton W. Dewar and Associates Professional Land Surveyor, and recorded at Map Number 2020-144, Harnett County Registry, to which Map reference is hereby made for a more particular description.**

A map showing the above described property is recorded at **Map Number 2020-144, Harnett County Registry.**

The property hereinabove described was acquired by the Trustees of the Trust under the Will of Hoke Smith, by an instrument recorded in Deed Book 3101, at Page 220, Harnett County Registry, North Carolina;

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

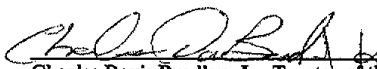
And the Grantors Charles Davis Bradley, Jr., Jeffrey S. Bradley, and Taylor B. Behm, covenant with the Grantees, that they, the said Trustees, have not done or caused to be done any act that would create an existing encumbrance or lien against the premises or that would otherwise impair title to the premises; and that the Grantor, Kathryn Smith Bradley is submitted electronically by "Bain & McRae LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

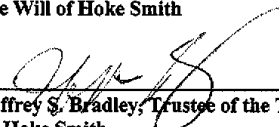
joining solely to affirm and concur in the conveyance and it's fairness as to terms of sale only, and therefore, makes no warranties, express or implied, respecting title to the premises;


Title to the property hereinabove described is subject to the following exceptions:


Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

  
\_\_\_\_\_  
Charles Davis Bradley, Jr., Trustee of the Trust under the Will of Hoke Smith (SEAL)

  
\_\_\_\_\_  
Jeffrey S. Bradley, Trustee of the Trust under the Will of Hoke Smith (SEAL)

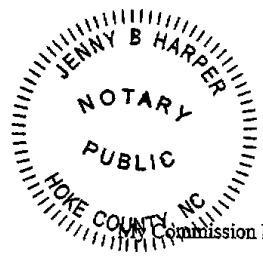
  
\_\_\_\_\_  
Taylor B. Behm, Trustee under the Will of Hoke Smith (SEAL)

141 5 5  
  
\_\_\_\_\_  
Kathryn S. Bradley (SEAL)

SEAL-STAMP NORTH CAROLINA, Harnett COUNTY

I, Jenny B. Harper a Notary Public of the County and State aforesaid, do hereby certify that **Charles Davis Bradley, Jr.**, Trustee of the Trust under the Will and Codicil of Hoke Smith personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument in his capacity as Trustee of the aforesaid trust, and that his authority to execute and acknowledge said instrument and to act as Trustee is contained in the Trust under Will and Codicil of Hoke Smith, and the Will was duly probated and recorded in the Office of the Clerk of Superior Court of Harnett county in File No. 08-E-20, that said Charles Davis Bradley, Jr., acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and as Trustee of the Trust under Will and Codicil of Hoke Smith.

Witness my hand and notarial seal, this 15<sup>th</sup> day of May, 2020.



Jenny B. Harper  
Signature of Notary Public

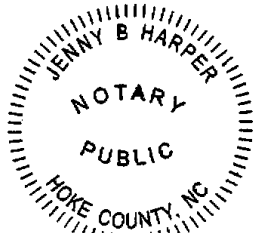
Jenny B. Harper  
Printed Name of Notary Public

Commission Expires: 09/09/2020

SEAL-STAMP NORTH CAROLINA, Harnett COUNTY

I, Jenny B. Harper a Notary Public of the County and State aforesaid, do hereby certify that Jeffrey S. Bradley, Trustee of the Trust under the Will and Codicil of Hoke Smith personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument in his capacity as Trustee of the aforesaid trust, and that his authority to execute and acknowledge said instrument and to act as Trustee is contained in the Trust under Will and Codicil of Hoke Smith, and the Will was duly probated and recorded in the Office of the Clerk of Superior Court of Harnett county in File No. 08-E-20, that said Charles Davis Bradley, Jr., acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and as Trustee of the Trust under Will and Codicil of Hoke Smith.

Witness my hand and notarial seal, this 5<sup>th</sup> day of May, 2020.



Jenny B. Harper  
Signature of Notary Public

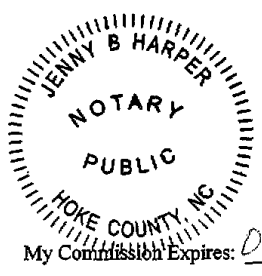
Jenny B. Harper  
Printed Name of Notary Public

My Commission Expires: 08/09/2020

SEAL-STAMP NORTH CAROLINA, Harnett COUNTY

I, Jenny B. Harper a Notary Public of the County and State aforesaid, do hereby certify that Taylor B. Behm, Trustee of the Trust under the Will and Codicil of Hoke Smith personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument in his capacity as Trustee of the aforesaid trust, and that his authority to execute and acknowledge said instrument and to act as Trustee is contained in the Trust under Will and Codicil of Hoke Smith, and the Will was duly probated and recorded in the Office of the Clerk of Superior Court of Harnett county in File No. 08-E-20, that said Charles Davis Bradley, Jr., acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and as Trustee of the Trust under Will and Codicil of Hoke Smith.

Witness my hand and notarial seal, this 15<sup>th</sup> day of May, 2020.



Jenny B. Harper  
Signature of Notary Public

Jenny B. Harper  
Printed Name of Notary Public

SEAL-STAMP NORTH CAROLINA, Harnett COUNTY

I, Jenny B. Harper, a Notary Public of the County and State aforesaid, certify that Kathryn Smith Bradley, Personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13<sup>th</sup> day of May, 2020.

My Commission Expires:

Jenny B. Harper  
Signature of Notary Public

Jenny B. Harper  
Printed Name of Notary Public

My Commission Expires: 08/09/2020

