

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jul 31 10:33 AM NC Rev Stamp: \$ 160.00
Book: 3846 Page: 901 - 903 Fee: \$ 26.00
Instrument Number: 2020012949

HARNETT COUNTY TAX ID #
130529 0015

07-31-2020 BY: SB

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law , P.O. Box 1118, Lillington, NC

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#: 130529 0015
REVENUE STAMPS: \$160.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**SPECIAL
WARRANTY
DEED**

This **SPECIAL WARRANTY DEED** is made the 22nd day of July, 2020, by and between **Cape Fear Farm Credit, ACA** of 400 West Broad Street, Dunn, NC, 28334 (hereinafter referred to in the neuter singular as "the Grantor") and **Jennle Lenore Compton; Kevin Bradley Compton; Rebecca Michelle Robinette and husband, Kody Jackson Robinette; and Thomas James Compton and wife, Andrea Alexandria Compton,** of 557 Massengill Pond Road, Angier, NC, 27501 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, unto said Grantee in fee simple, all that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

**The property herein described is () or is not (X) the primary residence of the Grantor (NCCGS 105-317.2)

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

TO HAVE AND TO HOLD the above-described lands and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.

AND the said Grantor covenants to and with said Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

GRANTOR:

Cape Fear Farm Credit, ACA

By: *Geoff Manderewicz*
Geoff Manderewicz, Chief Credit Officer/Chief Operating Officer

CORPORATE ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, a Notary Public for said County and State, certify that Geoff Manderewicz, personally appeared before me this day, and being by me duly sworn, acknowledged that he is Chief Credit Officer/Chief Operating Officer of Cape Fear Farm Credit, ACA, and that he, as Chief Credit Officer/Chief Operating Officer, being authorized to do so, executed the foregoing on behalf of the Cape Fear Farm Credit, ACA.

Witness my hand and official seal, this 30th day of July, 2020.



Melvin Ford
Notary Public

My Commission Expires: 9/26/2021

Exhibit "A"
Property Description

BEING ALL OF THE 23.27 ACRES as shown on "Map for Jennie Compton, Kevin Compton, Thomas Compton, Andrea Compton, Kody Robinette and Rebecca Robinette" dated July 22, 2020 by W. Royce Lambert, Jr., PLS and recorded in Map Book 2020, Page 256, Harnett County Registry.

Together with and subject to those easements for ingress, egress, regress and the location of public utilities as shown on Map for Jennie Compton, Kevin Compton, Thomas Compton, Andrea Compton, Kody Robinette and Rebecca Robinette" dated July 22, 2020 by W. Royce Lambert, Jr., PLS and recorded in Map Book 2020, Page 256, Harnett County Registry.