

HARNETT COUNTY TAX ID #
07069016270003 03

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Nov 16 09:01 AM NC Rev Stamp: \$ 64.00
Book: 3896 Page: 408 - 409 Fee: \$ 26.00
Instrument Number: 2020021183

11-16-2020 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$64.00

Parcel Identifier No. 1600-02-3001.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Morgan & Perry Law, PLLC, 920 Durham Street, Fuquay Varina, NC 27526

This instrument was prepared by: Morgan & Perry Law, PLLC, 920 Durham Street, Fuquay Varina, NC 27526

Brief description for the Index: _____

THIS DEED made this 12 day of November, 2020 by and between

GRANTOR

GRANTEE

Don C. Adams, a single person
1340 Old Drug Store Road
Garner, NC 27529

Seven Magnolias Construction, Inc.
Lot 3 S Lincoln St
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, _____ Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of New Lot 3 as shown on plat entitled "BOUNDARY AND CORRECTION PLAT: LOTS 1-5 PROPERTY OF: DON C. ADAMS" dated 10-15-2020 by Stokes Surveying and Mapping, PLLC and recorded at Book 2020, Page 360 in the Harnett County Registry.

Lot 3 S Lincoln Street, Coats, NC 27521.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:


IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Don C. Adams (SEAL)
Print/Type Name: Don C. Adams

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County and State aforesaid, certify that Don C. Adams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of November, 2020.
My Commission Expires: 5-19-24


Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.
My Commission Expires: _____

Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds