

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Mar 02 11:38 AM NC Rev Stamp: \$ 140.00
Book: 4121 Page: 733 - 735 Fee: \$ 26.00
Instrument Number: 2022004509

HARNETT COUNTY TAX ID #
03958612 0016

03-02-2022 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: Whitaker and Hamer, PLLC, 542 N. Main St. Fuquay Varina NC 27526
Parcel #03958612 0016, Harnett County File# 22F-0001
Excise Tax: \$ 140

THIS WARRANTY DEED is made on the 26th day of February, 2022 by and between:

Deborah Suzanne McCranie and spouse, **Timothy Scott McCranie**,
and **Margaret Allison Rodden** (an unmarried woman),
1260 Munro Avenue
Columbus, GA 31906

(hereinafter referred to in the neuter singular as "the Grantor"); and,

LM **Leonard Paul McComas** and spouse, **Patricia Sue McComas**, *psm*
0 Pine Wood Rd.
Sanford, NC 27332

(hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in **Harnett County, North Carolina** acquired by the Grantor by deed recorded in **Book 2398, Page 873**, and more particularly described as follows:

BEING all of Lot Number 54, of Buffalo Estates, Section 1, as same appears of record in Map Book 14, Page 30, Harnett County Registry, this conveyance contains five acres, more or less, according to the actual survey by G. R. Johnson, Registered Surveyor, on January 31, 1969.

Parcel ID: 03958612 0016
Property Address: 0 Pine Wood Rd. Sanford NC 27332

All or a portion of the property herein conveyed _____ does does not contain the primary residence of a 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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Margaret Allison Rodden (Seal)
Margaret Allison Rodden

State of North Carolina Union County

I, a Notary Public of the County and State aforesaid, certify that **Margaret Allison Rodden**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 26th day of

February, 2022



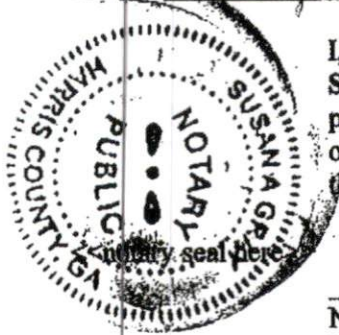
R. Gligor
Notary public
My commission expires: May 6 2024

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Deborah Suzanne McCranie (Seal)
Deborah Suzanne McCranie

Timothy Scott McCranie (Seal)
Timothy Scott McCranie

State of Georgia, Harris County



I, a Notary Public of the County and State aforesaid, certify that **Deborah Suzanne McCranie and Timothy Scott McCranie**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 1st day of March, 2022.

Susan A. Gray
Notary public
My commission expires: **My Commission Expires**
July 19, 2022