

HARNETT COUNTY TAX ID #  
071610 0262

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Apr 28 04:44 PM NC Rev Stamp: \$ 460.00  
Book: 3975 Page: 782 - 788 Fee: \$ 26.00  
Instrument Number: 2021009663

04-28-2021 BY: EG

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Parcel Identifier No. Out of 1610-21-2613.000 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

without benefit of Title Exam nor Tax Advice

Brief description for the Index: Parcel B & Lot 2 of Parcel A, MB2019-371

THIS DEED made this 26th day of April, 2021, by and between

#### GRANTOR

June B. Brown and  
Leonard R. Brown , a married couple  
Ruby B. Stephenson and  
Joseph R. Stephenson , a married couple  
Ralph A. Baker and  
Norma Baker , a married couple  
Pam S. Stanley and  
Danny Stanley , a married couple  
Fred W. Strickland, Jr. , a single man

**7483 NC 27 E  
COATS, NC 27521**

#### GRANTEE

**Kellie Griffin Ring and Andrew Thomas Ring,  
a married couple**

0 Bailey Road  
Coats, NC 27521

Mailing Address:

**274 Gardner Lake Dr.  
Willow Spring, NC 27592**

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, Harnett County, North Carolina and more particularly described as follows:

Being all of Parcel B, containing 27.64 acres, and all of Lot 2 of Parcel A, containing 3.00 acres, as shown on that map entitled "Recombination Survey for: Ralph A. Baker and Division of Heirs Ila E. Baker Heirs" and recorded in Map Book 2019, Page 371, Harnett County Registry.

Parcel ID: Out of 1610-21-2613.000

Property address: 0 Bailey Road, Coats, NC 27521

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

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 2019 page 371.

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

June B. Brown (SEAL)  
June B. Brown

Leonard R. Brown (SEAL)  
Leonard R. Brown

Ruby B. Stephenson (SEAL)  
Ruby B. Stephenson

Joseph R. Stephenson (SEAL)  
Joseph R. Stephenson

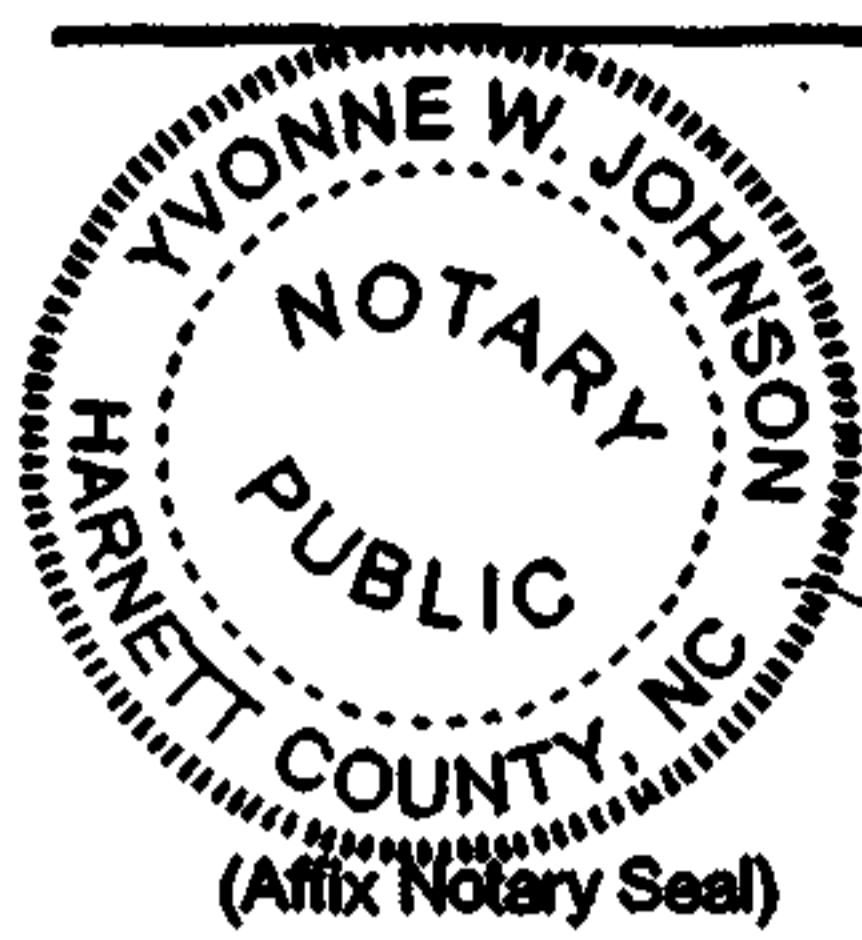
Ralph A. Baker (SEAL)  
Ralph A. Baker

Norma Baker (SEAL)  
Norma Baker

Pam S. Stanley (SEAL)  
Pam S. Stanley

Danny Stanley (SEAL)  
Danny Stanley by Pam S. Stanley POA

Fred W. Strickland, Jr. (SEAL)  
Fred W. Strickland, Jr.



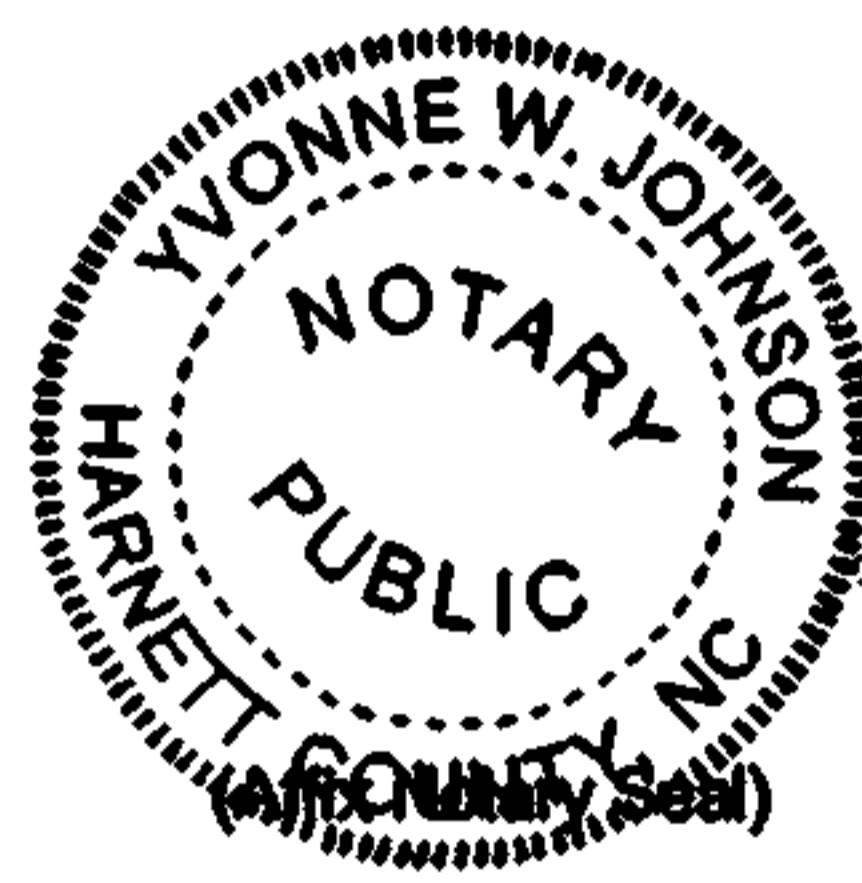
State of North Carolina - County or City of Hornell

I, the undersigned Notary Public of the County/City and State aforesaid, certify that June B. Brown 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 26 day of April, 2021

My Commission Expires: 4.5.22

[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name



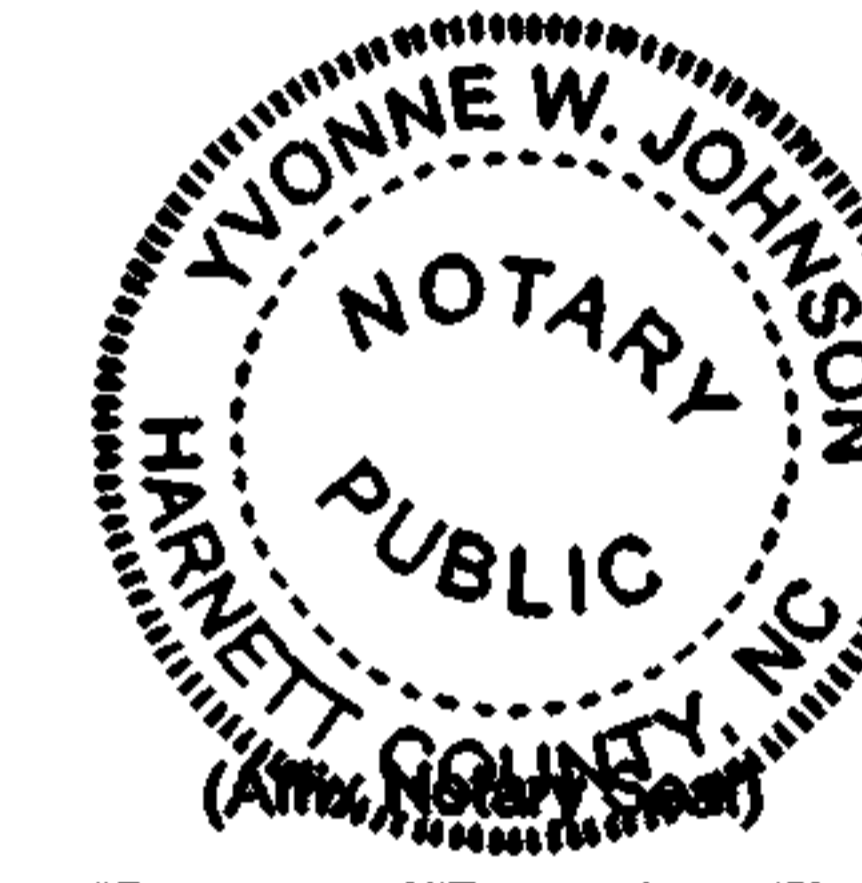
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Leonard R. Brown 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 26 day of April, 2021

My Commission Expires: 4.5.22

[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name



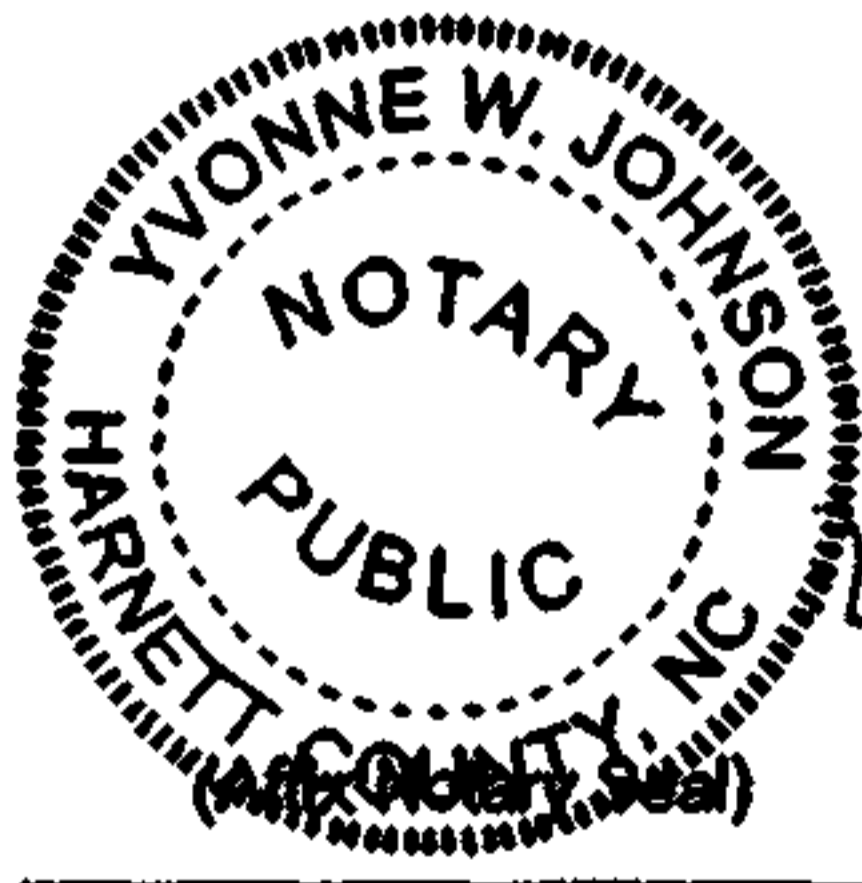
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Ruby B. Stephenson 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 26 day of April, 2021

My Commission Expires: 4.5.22

[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name



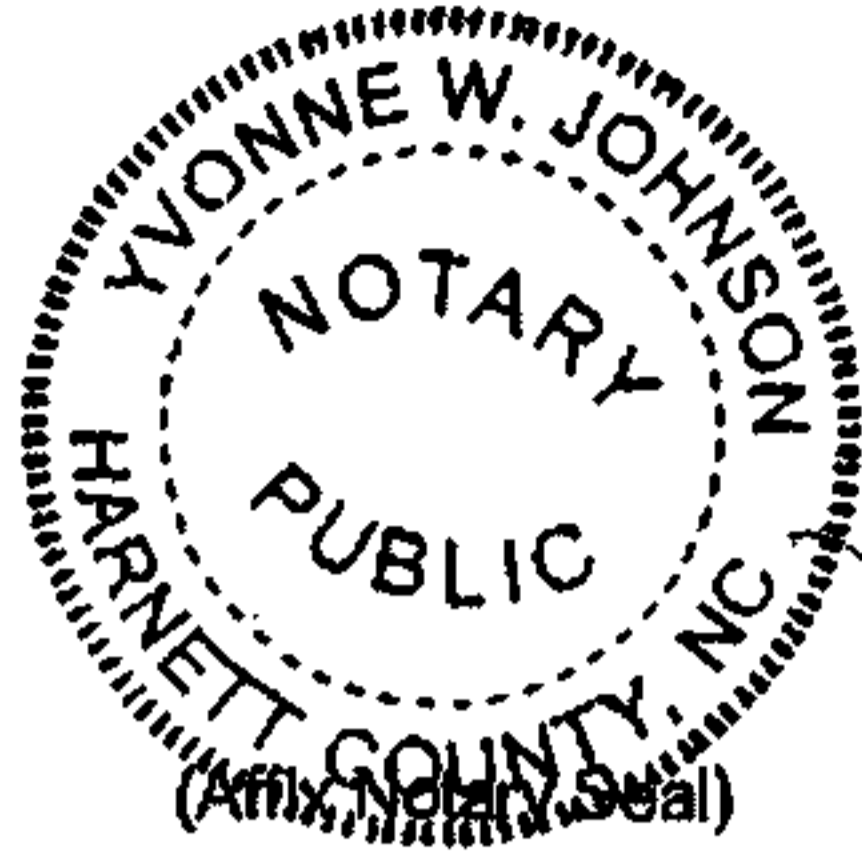
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Joseph R. Stephenson 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 26 day of April, 2021

My Commission Expires: 4.5.22

[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name



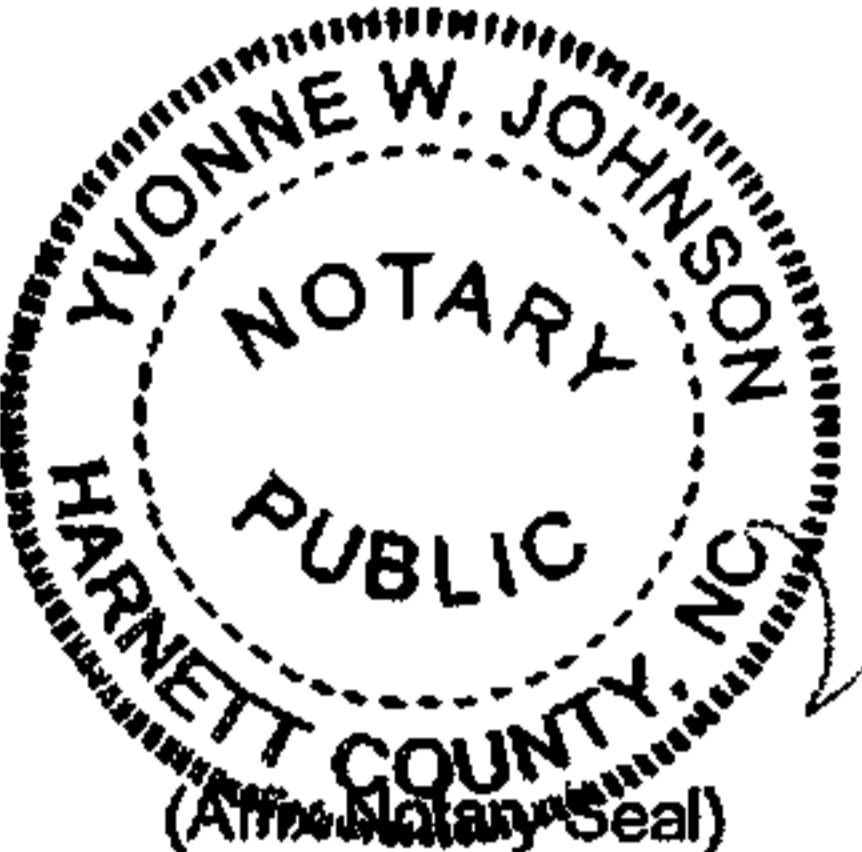
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Ralph A. Baker 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 26 day of April, 2021.

My Commission Expires: 4-5-22

[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name



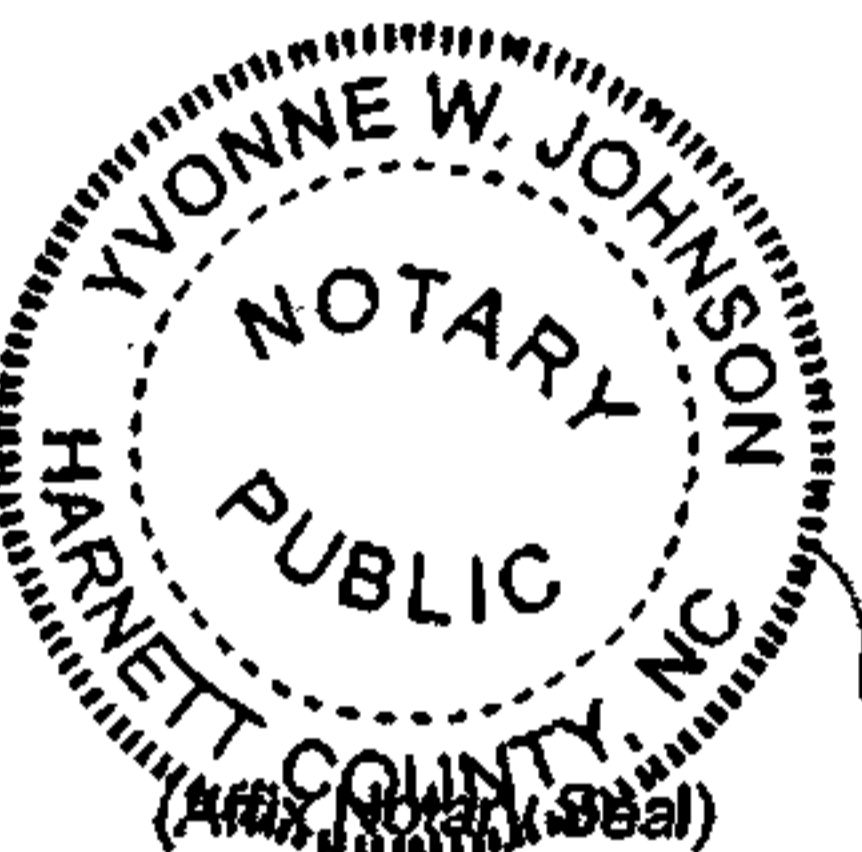
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Norma Baker 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 26 day of April, 2021.

My Commission Expires: 4-5-22

[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name



State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Pam S. Stanley 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 26 day of April, 2021.

My Commission Expires: 4-5-22

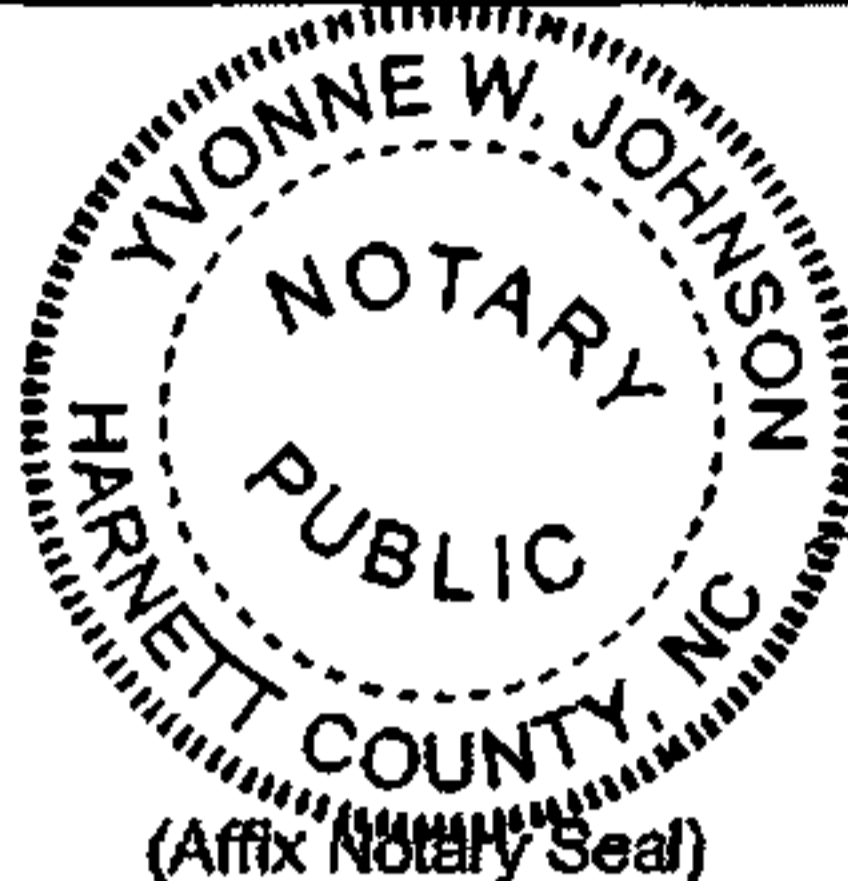
[Signature]  
Notary Public

Yvonne W Johnson  
Notary's Printed or Typed Name

State of N. Carolina - County or City of Harnett

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Fred W. Strickland, Jr., 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 26 day of April, 2021.

My Commission Expires: 4.5.22



[Signature]  
Notary Public

Yvonne W. Johnson  
Notary's Printed or Typed Name

STATE OF NORTH CAROLINA,

COUNTY OF Harnett

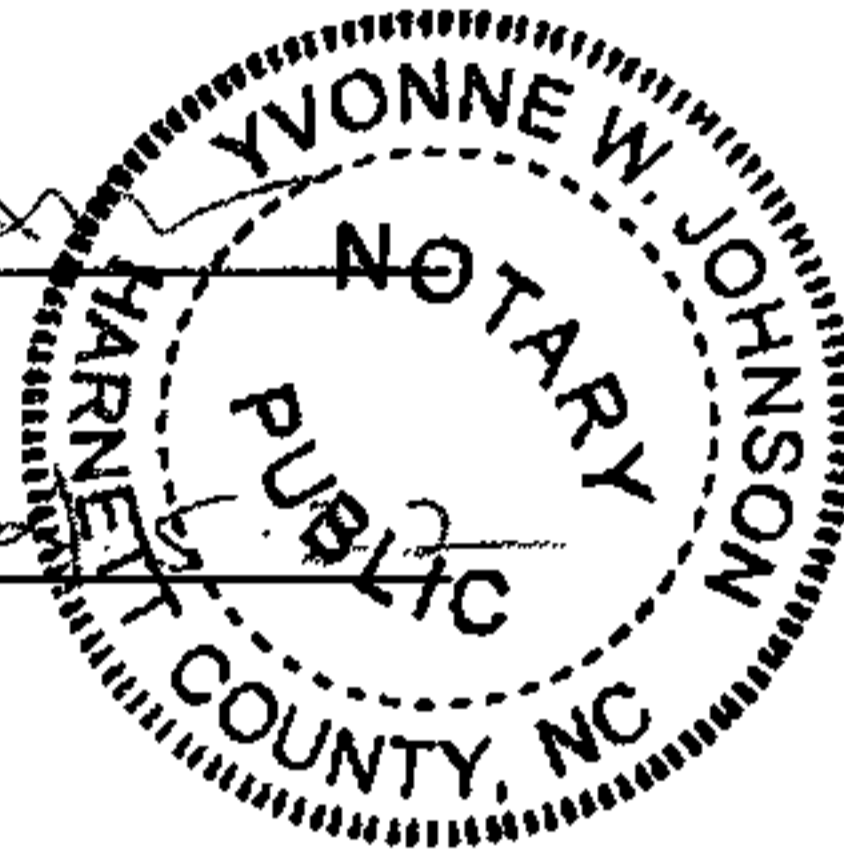
I, Yvonne W. Johnson, a Notary Public for said County and State, do hereby certify that **Pamela S. Stanley**, attorney in fact for **Danny Dewayne Stanley**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said **Danny Dewayne Stanley**, and that her authority to execute and acknowledge said instrument is contained in an instrument recorded in the office of the Register of Deeds in the County of Harnett, in Book 3268, Page 174, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said **Pamela S. Stanley** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Danny Dewayne Stanley**.

Witness my hand and official seal this the 26 day of April, 2021.

Yvonne W. Johnson  
Notary Public

My Commission Expires: \_\_\_\_\_



Deed Attachment - POA Cert

STATE OF NORTH CAROLINA

COUNTY OF Harnett

The undersigned does hereby state and affirm the following:

- (1) The undersigned is the person named as Attorney-in-Fact in the Power of Attorney executed by Danny Dewayne Stanley on December 15, 2014.
- (2) The Power of Attorney is currently exercisable by the undersigned.
- (3) The undersigned has no actual knowledge of any of the following:
  - a. The principal is deceased.
  - b. The Power of Attorney has been revoked or terminated, partially or otherwise.
  - c. The Principal lacked the understanding and capacity to make and communicate decisions regarding his estate and person at the time the Power of Attorney was executed.
  - d. The Power of Attorney was not properly executed and is not a legal, valid power of attorney.
- (4) The undersigned agrees not to exercise any powers granted under the Power of Attorney if the undersigned becomes aware that the Principal is deceased or has revoked such powers.

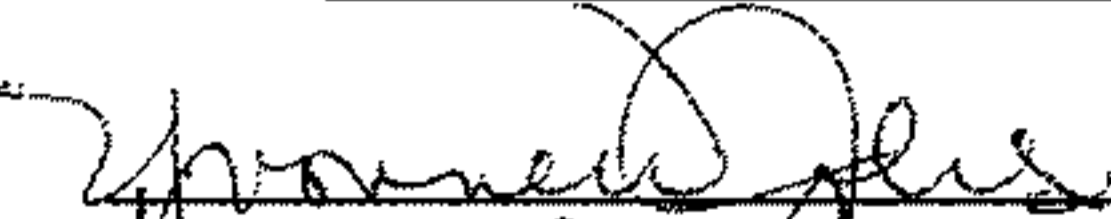
This the 27 day of April, 2021.

  
 \_\_\_\_\_  
 PAMELA S. STANLEY

Harnett COUNTY  
 NORTH CAROLINA

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: PAMELA S. STANLEY.

Date: 4-27-2021

  
 \_\_\_\_\_  
 Yvonne W. Johnson Notary Public

My commission expires: 4-5-22

