

HARNETT COUNTY TAX ID#

02-1527-0270

02-1527-0241

8-21-15 BY SPB

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2015 AUG 21 03:59:04 PM
BK:3333 PG:747-750
FEE:\$26.00
INSTRUMENT # 2015011709

ABMCNEILL



2015011709

Prepared By and Mail To:
Wiley J. Pope, Esquire
Pope Law Group, P.A.
Post Office Box 928
Dunn, North Carolina 28335

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.

Revenue: \$None
NORTH CAROLINA

Parcel No.:

HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 17 day of August, 2015, by and between **Frances Dawn Broadwell Tew, Executrix of the Estate of Grace W. Broadwell AND Dawn B. Tew (also known as Frances Dawn Broadwell Tew), Individually**, 466 George Perry Lee Road, Dunn, North Carolina 28334, hereinafter referred to as Grantor, and **Dawn B. Tew and Daniel Odell Broadwell and wife, Linda Radcliffe Broadwell, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 466 George Perry Lee Road, Dunn, North Carolina 28334, hereinafter referred to as Grantee;

WITNESSETH:

WHEREAS, Grace W. Broadwell died on June 10, 2015 as a resident of Harnett County, North Carolina; and

WHEREAS, Frances Dawn Broadwell Tew, was duly qualified as the Executrix of the Estate of Grace W. Broadwell with the Harnett County Clerk of Superior Court on July 7, 2015 (see Harnett County Estate File No. 15 E 457); and

WHEREAS, Article Two of the Last Will and Testament of Grace W. Broadwell, gave and devised all of the estate to Frances Dawn Broadwell Tew;

NOW, THEREFORE, the Grantor, for and in consideration of the devises contained in the Last Will and Testament of Grace W. Broadwell and other good and valuable considerations to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, and conveyed, and by these presents does give, grant, bargain, convey and confirm unto the Grantee, her heirs and/or successors and assigns all that certain tract or parcel of land lying and being located Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at a stake in the eastern margin of the right of way of the service road along interstate highway 95 which said stake is about one half mile north of the intersection of the interstate highway 95 and Jonesboro Road, and which said stake is a corner with H.M. Webb, and runs along the eastern margin of H.M. Webb South 34 degrees 41 minutes East a distance of 242.0 feet to an iron stake, corner; thence South 30 degrees 19 minutes West along the southern property line of Mrs. Emma Johnson, a distance of 181.26 feet to a stake, corner; thence North 59 degrees 41 minutes West a distance of 218.1 feet to an iron stake in the western margin of interstate highway 95 service road; thence along the western margin of said service road North 30 degrees 00 minutes East a distance of 284.26 feet to the beginning, and being a portion of that property shown upon map dated February 13, 1965 made by Carl H. Walker, Jr., Registered Surveyor and entitled "Property of Calvin Johnson and wife, Sadie". Being a portion of the same property described in Deed from Mrs. Emma Johnson, Widow to John Calvin Johnson recorded in Book 382, Page 100 Harnett County Registry.

For back title reference see Deed Book 448, Page 564, Harnett County Registry.

The above referenced tract of land includes that portion of property conveyed from Odell J. Broadwell and wife, Grace Alene Broadwell to Daniel O'Dell Broadwell as recorded in Book 484, Page 272, Harnett County Registry and that Deed from Daniel O'Dell Broadwell and wife, Linda Radcliff Broadwell to O'Dell J. Broadwell and wife, Grace Alene Broadwell as recorded in Book 531, Page 102, Harnett County Registry.

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

THE GRANTOR covenants with the 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 (except for the exceptions hereinafter stated) and not further. Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements for phone and power purposes and access easements.
2. Roadways, and rights-of-way of record and those visible by inspection of the premises.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts that would be revealed by a recent as-built survey on the subject tract by a registered land surveyor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written.

Frances Dawn Broadwell Tew (SEAL)

Frances Dawn Broadwell Tew, Executrix of the Estate
of Grace W. Broadwell

Dawn B Tew (SEAL)

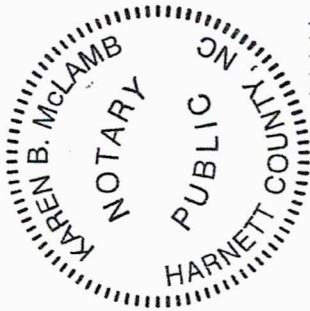
Dawn B. Tew

NORTH CAROLINA

HARNETT COUNTY

I, Karen B. McLamb, a Notary Public, do hereby certify that Frances Dawn Broadwell Tew, as Executrix of the Estate of Grace W. Broadwell and Dawn B. Tew personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 17 day of August, 2015.



Karen B. McLamb
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-29-2017