

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 27 11:14 AM NC Rev Stamp: \$ 233.00
Book: 4145 Page: 231 - 234 Fee: \$ 26.00
Instrument Number: 2022008791

HARNETT COUNTY TAX ID #
110660 0079 09

04-27-2022 BY: TC

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

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#110660 0079 09 ✓
REVENUE STAMPS: \$233.00 ✓

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 26th day of April, 2022, by and between **Spencer Trent Newton and spouse, Kimberly B. Newton**, of 885 Neills Creek Road, Lillington, NC, 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Owen T. Scarborough** of 506 Tirzah Drive, Lillington NC 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Neills Creek Township of said County and State, and more particularly described as follows:

BEING all of **Lot #3** containing 2.852 acres total less 0.113 acre in the road right-of-way leaving 2.739 acres net as shown on Minor Subdivision Former Lot 5 of Parker's Place Owned, Surveyed and Mapped for "Spencer Trent Newton" dated May 11, 2021 by Thomas Lester Stancil, PLS and recorded in Map Book 2021, Page 299, Harnett County Registry.

Conveyed and subject to a 30' x 30' joint driveway easement as shown on the above described map.

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.

The property hereinabove described being a portion of the property conveyed to Grantor in Deed Book 1712, Page 770, Harnett County Registry.

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

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

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

Spencer Trent Newton (SEAL)
Spencer Trent Newton

Kimberly B. Newton
By: Spencer Trent Newton A/F (SEAL)
Kimberly B. Newton
By, Spencer Trent Newton, Attorney-in-Fact

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that Spencer Trent Newton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 26th day of April, 2022.



April M. McLamb
Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, a Notary Public for said County and State, do hereby certify that Spencer Trent Newton attorney-in-fact for Kimberly B. Newton personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instruments for and in behalf of the said Kimberly B. Newton, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in Book 3919, Page 797, in the County of Harnett, State of North Carolina, on the 5th day of January, 2021 and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

I do further certify that the said Spencer Trent Newton acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Kimberly B. Newton.

Witness my hand and official seal, this the 26 day of April, 2022.

April M. McLamb
Notary Public

Commission Expires: _____

