

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

06/02/2022 12:29:52 PM

NC Rev Stamp: \$550.00

Book: 4153 Page: 1577 - 1579 (3) Fee: \$26.00

Instrument Number: 2022101942

HARNETT COUNTY TAX ID #
071602 0110 06 & OTHERS

06-02-2022 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. 071602 011006; 071602 011007; 071602 011008; 07160201109; 07602 01110

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: D.R. Wells Law, PLLC, 65 Glen Road, PMB 646, Garner, NC 27529

Brief description for the Index: Lots 1, 2, 3, 4 & 5, 2.87 acres, MB 2022, Page 151

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR

GRANTEE

Danny Denning and wife, Alice Denning
967 Denning Rd.
Angier, NC 27501

On Top Building Company, LLC
2393 Twin Acres Road
Clayton, NC 27520

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3086 page 965-968.

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 2022 page 151.

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) Danny Denning (SEAL)
Print/Type Name: Danny Denning

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

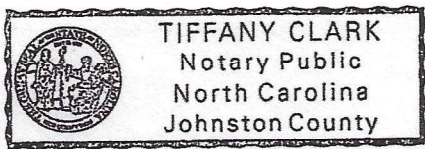
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina – County of Johnston

I, the undersigned Notary Public of the County and State aforesaid, certify that Danny Denning and Alice Denning 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 31st day of May, 2022.

My Commission Expires: 12/31/2026 Tiffany Clark
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.

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

EXHIBIT "A"

BEING ALL OF Lots 1, 2, 3, 4, and 5, as shown on that map titled, "Minor Subdivision – 2.87 Acres Total" for Danny F. Denning and Alice B. Denning, dated February 15, 2022, prepared by Streamline Land Surveying, Inc., and recorded in Map Book 2022, Page 151 of the Harnett County Registry, to which map reference is hereby made for a more particular description.