

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/11/2022 10:43:06 AM
Book: 4150 Page: 957 - 958 (2)
Instrument Number: 2022100210

NC Rev Stamp: \$195.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
110579 0178 10

05-11-2022 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 195.00

Parcel Identifier No. 110579 0178 10 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Robert C. Cogswell, Jr. NO TITLE EXAM

Brief description for the Index: Lot 15 Keith Hills

THIS DEED made this 9th day of May, 2022, by and between

GRANTOR

GRANTEE

CAMPBELL UNIVERSITY FOUNDATION, INC.
P.O. Box 114
Buies Creek, NC 27506

Darron Murray, and wife Carla Christine Murray
3101 Kentworth Drive
Holly Springs, NC 27540

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 or parcel of land situated in the Neills Creek Township, Harnett County, North Carolina and more particularly described as follows:

Lot 15 Keith Hills, Section One, as shown in Plat Book 19, Page 47 Harnett County Registry.

This being the same property conveyed by deed recorded 12/14/06 from Campbell University, Incorporated to Campbell University Foundation, Inc. and recorded in Deed Book 2317, Page 343, Harnett County Registry. For further reference see: Deed Book 290, Page 320 and Deed Book 370, Page 405, Harnett County Registry.

The herein described lands are conveyed to and accepted by Grantees subject to all of the easements and rights-of-way of record and as shown on said map set forth herein and also all of those terms, provisions, covenants and conditions set forth in those protective covenants dated February 15, 1974, and recorded in Book 604, Page 56, Harnett County Registry, which restrictive covenants are by reference incorporated in and made a part of this conveyance. And the Grantees herein acknowledges that they have been furnished a complete set of said protective covenants, that they are familiar with the same and that they will hold, use, occupy, transfer, and assign said lands in full with each and every one of said protective covenants.

All or a portion of the property herein conveyed ___ includes or X does not include 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.

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. All easements, restrictions and right of ways of record;
2. Easement recorded at Book 4024, Page 668, Harnett County Registry;
3. 2022 ad valorem taxes, now due and payable but not yet delinquent, and subsequent years.;
4. Zoning and land use regulations affecting the property conveyed herein; and
5. Any matters that would be disclosed by a current and accurate survey of the property conveyed herein.

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

Campbell University Foundation, Inc.

By: J. Bradley Creed
J. Bradley Creed, President

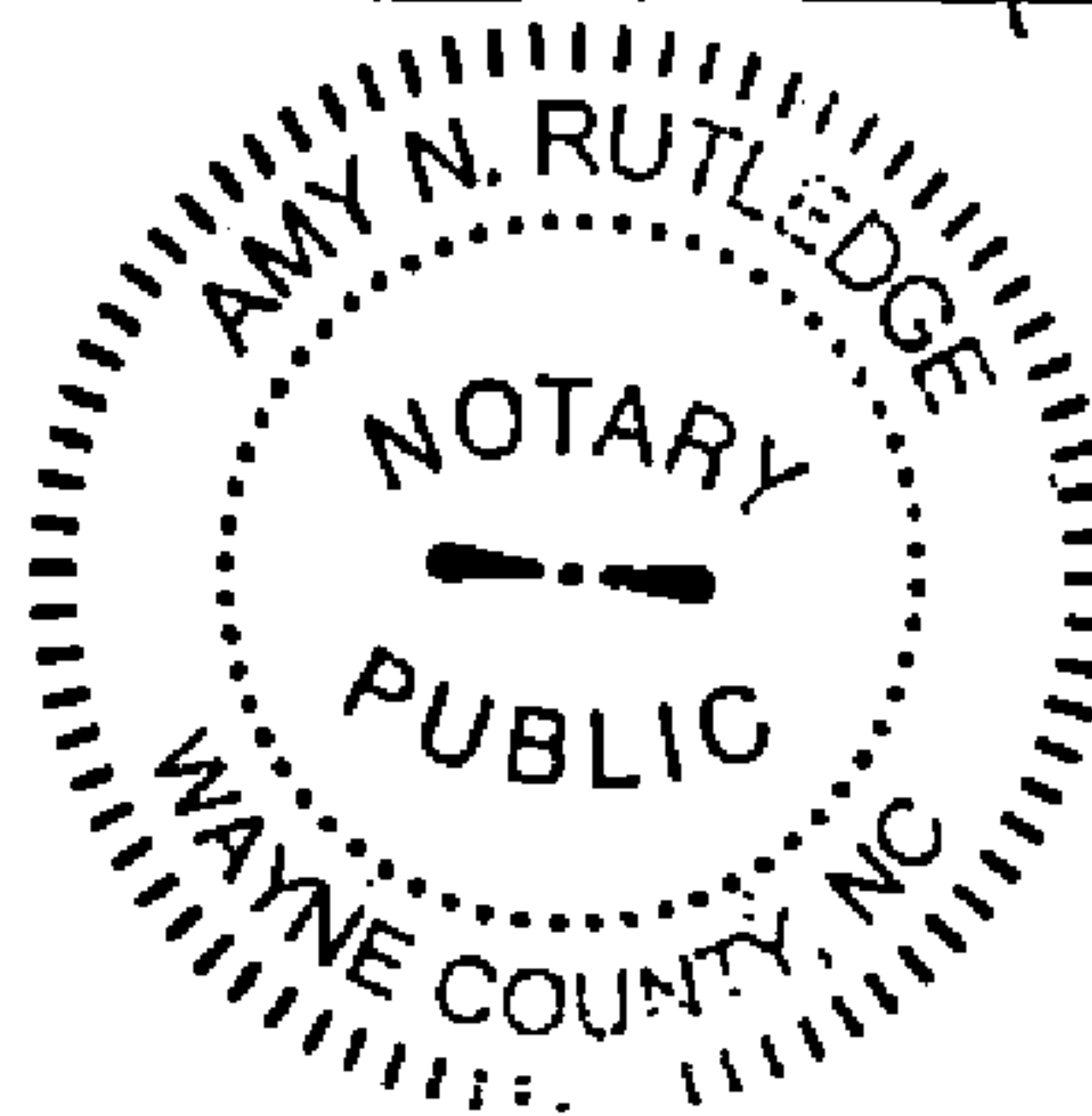
State of North Carolina - County of Harnett

I, the undersigned Notary Public of the County of Wayne and State aforesaid, certify that J. Bradley Creed, personally came before me this day and acknowledged that he is the President of the Campbell University Foundation, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 9th day of May, 2022.

Amy N. Rutledge

Amy N. Rutledge
Notary's Printed or Typed Name



My Commission Expires: 12-12-2022
(Affix Seal)