

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Dec 17 01:57 PM NC Rev Stamp: \$ 180.00
Book: 4091 Page: 33 - 35 Fee: \$ 26.00
Instrument Number: 2021029670

HARNETT COUNTY TAX ID #
010514 0555 02

12-17-2021 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 01-0514-0565-02

Mail after recording to L. Holt Felmet, P.O. Box 1689
Lillington, NC 27546

This instrument was prepared by L. Holt Felmet
NO TITLE SEARCH PERFORMED BY ATTORNEY PREPARING DEED

Brief Description for the
index

**7.27 AC Jacob Matthews; Anderson Creek
Township; Harnett County, NC**

Revenue: \$180.00

THIS DEED made this December 13, 2021, by and between

GRANTORS

ELIZABETH PARKER MATTHEWS, widow
431 Ausley Road
Fuquay-Varina, North Carolina 27526

GRANTEES

CHARLES MOORE
302 Country Club Drive
Jacksonville, North Carolina 28546

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 Grantors, 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 **Anderson Creek**

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

PARCEL #01-0514-0565-02

PROPERTY ADDRESS: 74 S. Lena Drive, Spring Lake, NC 28390

DESCRIPTION

BEGINNING at a new iron pipe stake same being located South 07 degrees 44 minutes 54 seconds 367.22 feet West of a new iron pipe stake located in the eastern margin of NCSR 1124 and also being located South 7 degrees 44 minutes 54 seconds West 55.84 feet from a new railroad spike in the center of NCSR 1124; thence South 7 degrees 44 minutes 54 seconds West 880.97 feet to a new iron pipe stake, a corner of Tract No. 2 and Jacob E. Matthews land; thence North 55 degrees 43 minutes 27 seconds West 608.65 feet to a new railroad spike located in the center of NCSR 1124; thence continuing along center of said NCSR 1124, North 34 degrees 44 minutes 38 seconds East 107.55 feet to a new P.K. nail; thence North 34 degrees 40 minutes 25 seconds East 84.56 feet to a new P.K. nail; thence North 34 degrees 58 minutes 18 seconds East 138.05 feet to a new P.K. nail; thence North 34 degrees 51 minutes 22 seconds East 141.63 feet to a new P.K. nail; thence North 34 degrees 45 minutes 47 seconds East 138.93 feet to a new P.K. nail; thence North 34 degrees 45 minutes 40 seconds East 127.72 feet to a new railroad spike located in center of NCSR 1124; thence South 69 degrees 10 minutes 10 seconds East 214.23 feet to the point of BEGINNING, and containing 7.269 acres, more or less (including R/W).

This being Tract No. 2 cut out of that tract of land described in Book 528, Page 13, Harnett County Registry and as surveyed by Ragsdale Consultants, P.A. dated April 24, 1987.

This conveyance is subject to those two septic drain field easements recorded at Book 993, Page 707, and Book 993, Page 791, Harnett County Registry.

Pursuant to N.C.G.S. § 105-317.2, the above described property does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1711, Page 926, Harnett County Registry.

A map showing the above described property is recorded in _____.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. 2022 and subsequent years ad valorem tax.
2. Usual highway, telephone and utility easement of record.

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

Elizabeth Parker Matthews (SEAL)
Elizabeth Parker Matthews

NOTARY
STAMP-SEAL

STATE OF NORTH CAROLINA, COUNTY OF HARNETT



I, the undersigned, a Notary Public, do hereby certify that **Elizabeth Parker Matthews**, grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of **December, 2021**.

Lindsey Clarke

 Notary Public

My commission expires: 7/25/23

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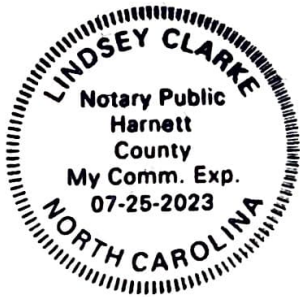
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Elizabeth Parker Matthews (SEAL)

**NOTARY
STAMP-SEAL**

STATE OF NORTH CAROLINA, COUNTY OF HARNETT



I, the undersigned, a Notary Public, do hereby certify that **Elizabeth Parker Matthews**, grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of **December, 2021**.


Notary Public

My commission expires: 7/25/23