

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Mar 05 03:56 PM NC Rev Stamp: \$ 145.00  
Book: 3949 Page: 404 - 406 Fee: \$ 26.00  
Instrument Number: 2021005135

HARNETT COUNTY TAX ID #  
07069016490010

03-05-2021 BY: KK

48 E. Erwin Street, Coats, NC  
Prepared by: McCullers, Whitaker & Hamer, PLLC, 104 N. Fayetteville St., Clayton,  
NC 27520  
Mail To: GRANTEE  
Excise Tax: \$145  
Parcel ID: 07069016490010  
The property conveyed herein IS NOT the Grantor's primary residence

**NORTH CAROLINA GENERAL WARRANTY DEED**

State of NORTH CAROLINA  
County of HARNETT

This GENERAL WARRANTY DEED, made this, the 1<sup>st</sup> day of March, 2021, by and between **ROBERT C. MCLAMB and spouse, JENNIFER MCLAMB**, whose address is 3668 S. Woodrick Road, Oak Harbor, OH 43449 (hereinafter referred to as "GRANTOR"), and **ROBERT LEWIS GRIFFIS, SR., and spouse, JILL LYNN GRIFFIS**, whose address is 48 E. Erwin Street, Coats, NC 27521 (hereinafter referred to as "GRANTEE"):

**WITNESSETH**

That the Grantor, for 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 more particularly described as follows:


**SEE ATTACHED EXHIBIT "A" FOR A COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF, WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN.**


**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

**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) Subject to county property taxes and assessments for the current year.
- (2) Subject to any easements, restrictions, covenants and rights-of-way of record.

**IN WITNESS WHEREOF**, the Grantor(s) have hereunto set their hands and seals, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

BY:   
Robert C. McLamb

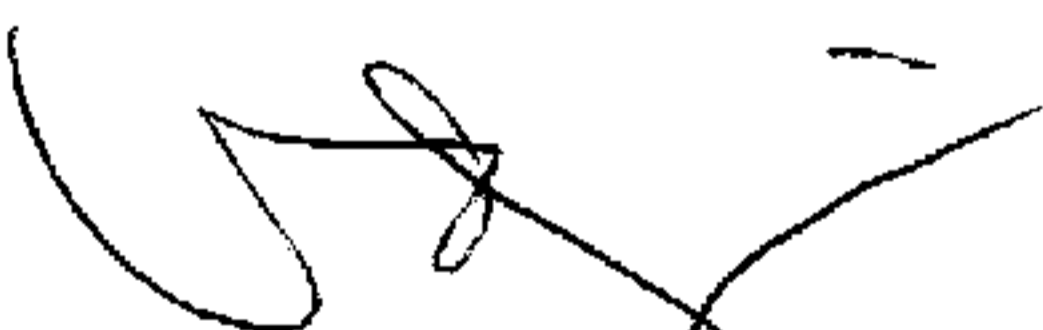
BY:   
Jennifer McLamb

STATE OF Ohio

COUNTY OF Ottawa

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert C. McLamb and Jennifer McLamb.

This the 1<sup>st</sup> day of March, 2021.

  
Notary Public  
Valerie Winterfield  
Notary Printed Name  
My Commission Expires: 05/03/2024



VALERIE M. WINTERFIELD  
Notary Public, State of Ohio  
My Commission Expires  
05/03/2024

**EXHIBIT "A"**  
**(Legal Description)**

BEGINNING at an iron pin located at the intersection of the West Margin of Railroad Extension (which was not then dedicated), with the right of way of an unnamed street, which point is also the Northwest corner of a lot owned by Ralph Turlington, and runs thence South 2 deg. 6 min. West 99.30 feet to an iron pin; thence North 89 deg. 32 min. West 55.0 feet to an iron pin; thence North 2 deg. 6 min. East 102.14 feet to the margin of said unnamed street; thence with the margin of said unnamed street South 86 deg. 34 min. East 55.0 feet to the BEGINNING, and being a part of the lot described in deed recorded in Book 242, Page 554, Harnett County Registry. This is the "first tract" described in deed recorded in Book 591, Page 319, Harnett County Registry.

For further of title see Deed dated June 4, 1973 to Ralph Turlington and wife, Nellie N. Turlington, recorded in Book 593, Page 47, Harnett County Registry.

**THE FOREGOING TRACT OF LAND IS SUBJECT TO THE FOLLOWING DEED OF EASEMENT AS RECORDED IN BOOK 3453, PAGE 729, HARNETT COUNTY REGISTRY:**

Beginning at the southeast corner (1" found iron pipe/f) (Deed Book 2065, Page 75) located in the western 50 foot right of way of Railroad Street Extension' said 1" found iron pipe being South 02 degrees 06 minutes 00 seconds West 99.31 feet from 1 1/4" found crimped iron pipe at the southwest intersection of the 50 foot western of Railroad Street Extension and southern right of way of East Erwin Street (50 foot right of way); thence with the southern line of Ralph F. Turlington (Deed Book 2065, Page 75) and Ralph F. Turlington (Deed Book 668, Page 739) North 89 degrees 32 minutes 00 seconds West 55.00 feet to a set rebar corner with Connie S. Johnson (Deed Book 923, Page 643); thence with the original western line with Ralph F. Turlington (Deed Book 2065, Page 75) and with the eastern line of Connie S. Johnson North 02 degrees 06 minutes 00 seconds East 15.00 feet to a set rebar corner with Ralph F. Turlington; thence a new line with Ralph F. Turlington South 89 degrees 32 minutes 00 seconds East 55.00 feet to a new set rebar corner with Ralph F. Turlington corner in the western right of way Railroad Street Extension; thence with said right of way South 02 degrees 06 minutes 00 seconds West 15.00 feet to the point of beginning and containing 825 sq. ft.; said deed of easement being a portion of Deed Book 2065, Page 75 and purpose is to serve tract recorded in Deed Book 668, Page 739, Harnett County Register of Deeds.

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The property benefitting from the easement will be the property conveyed by Deed to Ralph Floyd Turlington and wife, Alice F. Turlington, recorded in Book 668, Pg 739, Harnett County Registry.

The property being burdened will be the property conveyed by Deed to Ralph Floyd Turlington and wife, Alice F. Turlington, recorded in Book 2065, Page 75, Harnett County Registry.