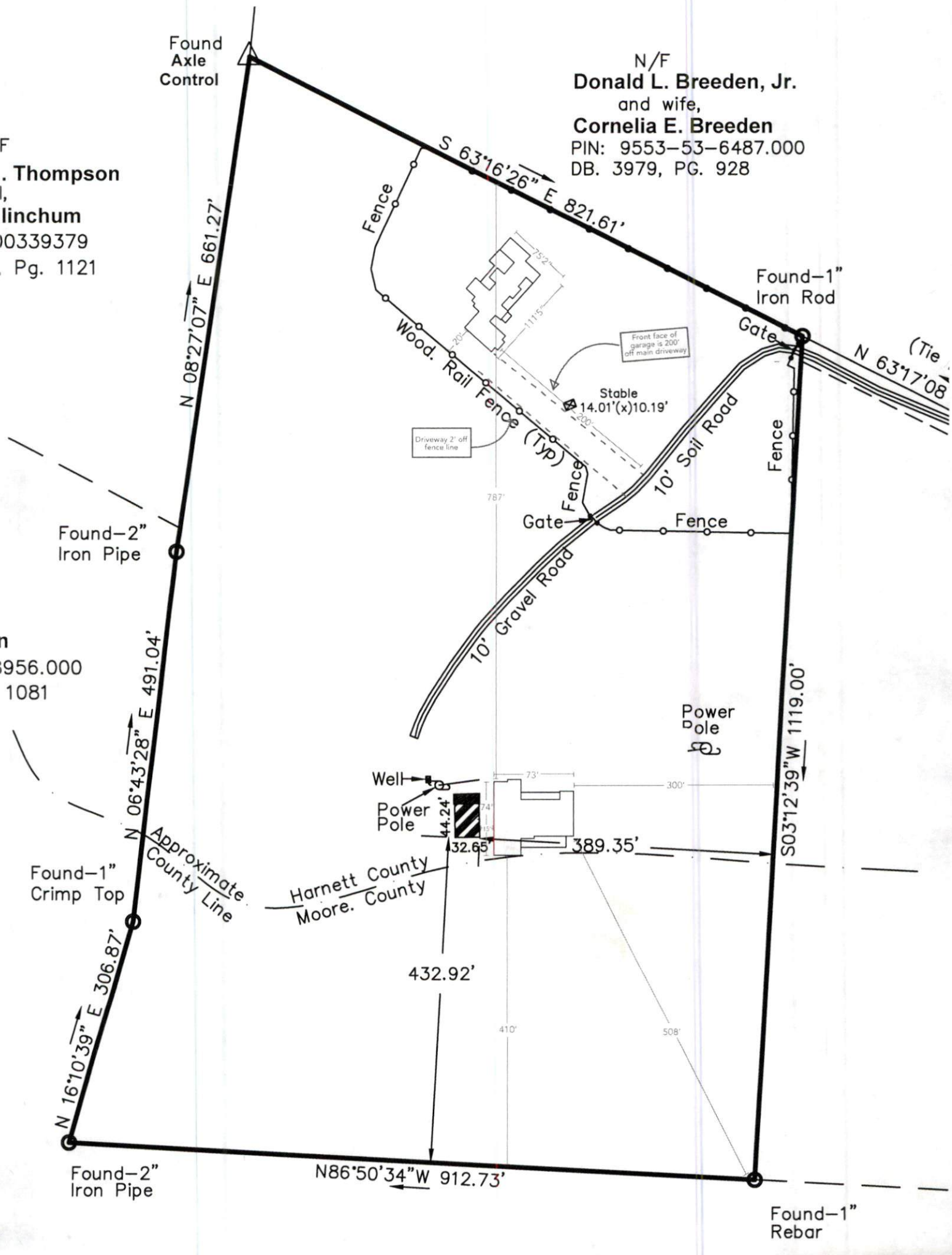


F
Thompson
linchum
0339379
Pg. 1121

N/F
Donald L. Breeden, Jr.
and wife,
Cornelia E. Breeden
PIN: 9553-53-6487.000
DB. 3979, PG. 928



n
956.000
1081

Found-2" Iron Pipe

Found-1" Rebar

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/06/2022 03:38:12 PM NC Rev Stamp: \$650.00
Book: 4175 Page: 2505 - 2509 (5) Fee: \$26.00
Instrument Number: 2022114553

HARNETT COUNTY TAX ID #
099564 0094

12-06-2022 BY: TC

Delinquent Taxes, if any, to be paid by closing attorney out of proceeds.

Prepared by: James E. McNeill of Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
No Title Search Return To: Single Source Real Estate Services File No: JJ47923-22-WH
Index Description: Certain tract situated in Harnett and Moore Counties
Parcel ID#20010469 Moore County Parcel ID#09-9564-0094 Harnett County
Revenue Stamps: \$650.00 Paid in Harnett County Revenue Stamps: \$0.00 in Moore County

SPECIAL WARRANTY DEED

THIS DEED made this 30th day of November, 2022 by and between:

GRANTOR

DUCKWORTH PROPERTIES,
LLC, a Dissolved NC Limited
Liability Company winding up its
affairs

102 E Front Street
Oxford, NC 27565

GRANTEE

ANDREW TERRY KORNELSEN
And wife, SHEREE LOPEZ
BARELA KORNELSEN
And
TERRY AND ENGLY
KORNELSEN REVOCABLE
LIVING TRUST

8906 47th St. W
Tacoma, WA 98466

The terms Grantor and Grantee, as used herein, shall include said Parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby expressly acknowledged, has and by these presents does grant,

submitted electronically by "Single Source Real Estate Services"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Little River Township, Moore County and Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO FOR DESCRIPTION
FOR FUTHER REFERENCE SEE EXHIBIT "B" ATTACHED**

This conveyance is made subject to (i) ad valorem taxes for the current year (prorated through the date of Settlement); (ii) utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property and (iii) such other liens, encumbrances or defects as may be assumed or specifically approved by Grantee in writing.

This Deed was prepared without a review or examination of the above described property title and no opinions or representations are being made either expressly or impliedly by the drafter of this Deed.

The property conveyed herein does _____ or does not X contain the primary residence of the Grantor.

The property hereinabove conveyed was acquired by Grantor by Instrument recorded in the Moore County Registry in Book 1787, Page 123. The property hereinabove conveyed was acquired by Grantor by Instrument recorded in Harnett County in Book 1515, Page 638.


This conveyance is made in furtherance of the dissolution of Grantor and the winding up of Grantor's affairs.

TO HAVE AND TO HOLD the property described herein and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND the Grantor covenants with the Grantee that Grantor is seized of the premises, has the right to convey the same, Grantor has done nothing to impair such titled as he received, that Grantor will warrant and defend the title against the lawful claims of persons claiming by and through him except for the exceptions noted herein

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

DUCKWORTH PROPERTIES, LLC

 (SEAL)
JAMES T. DUCKWORTH, III

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, Lynn M. Currin, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal(s) OR _____ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a _____ OR _____ a credible witness has sworn to the identity of the principle(s); each acknowledging to me that he or she is the Member/Manager of Duckworth Properties, LLC, a North Carolina Limited Liability Company and being authorized by the company voluntarily signed the foregoing document for the purpose stated therein and in as Member/Manager: James T. Duckworth, III.

Date: November 30, 2022

Lynn M. Currin
Notary Public

(Official Seal)

My commission expires: June 5, 2025

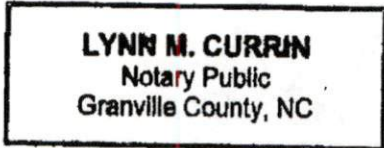


EXHIBIT "A"

Being Lot No 1 containing 24 35 acres as shown on survey for John Lee Clark recorded in Harnett County Registry in Map No 99-355

TOGETHER WITH exclusive perpetual easements for ingress, egress and regress to and from the above described property and Brook Green Lane, said easements being more particularly described as follows

Easement One

Beginning at the northeast corner of the above described property and running with the north property line of Lot No 2 as shown on the above referenced surveys South 63°08'08" East 420 56 feet to an existing iron pipe at fence corner, thence South 63°07'25" East 949 65 feet to an existing iron the northeast corner of Lot No 2, thence South 03°20'06" West 30 feet to a point, thence parallel to and 30 feet south of the north property line referenced herein about North 63° West 1370 feet to the east property line of the land herein conveyed, thence North 03°20'06" East about 30 feet to the beginning

Easement Two

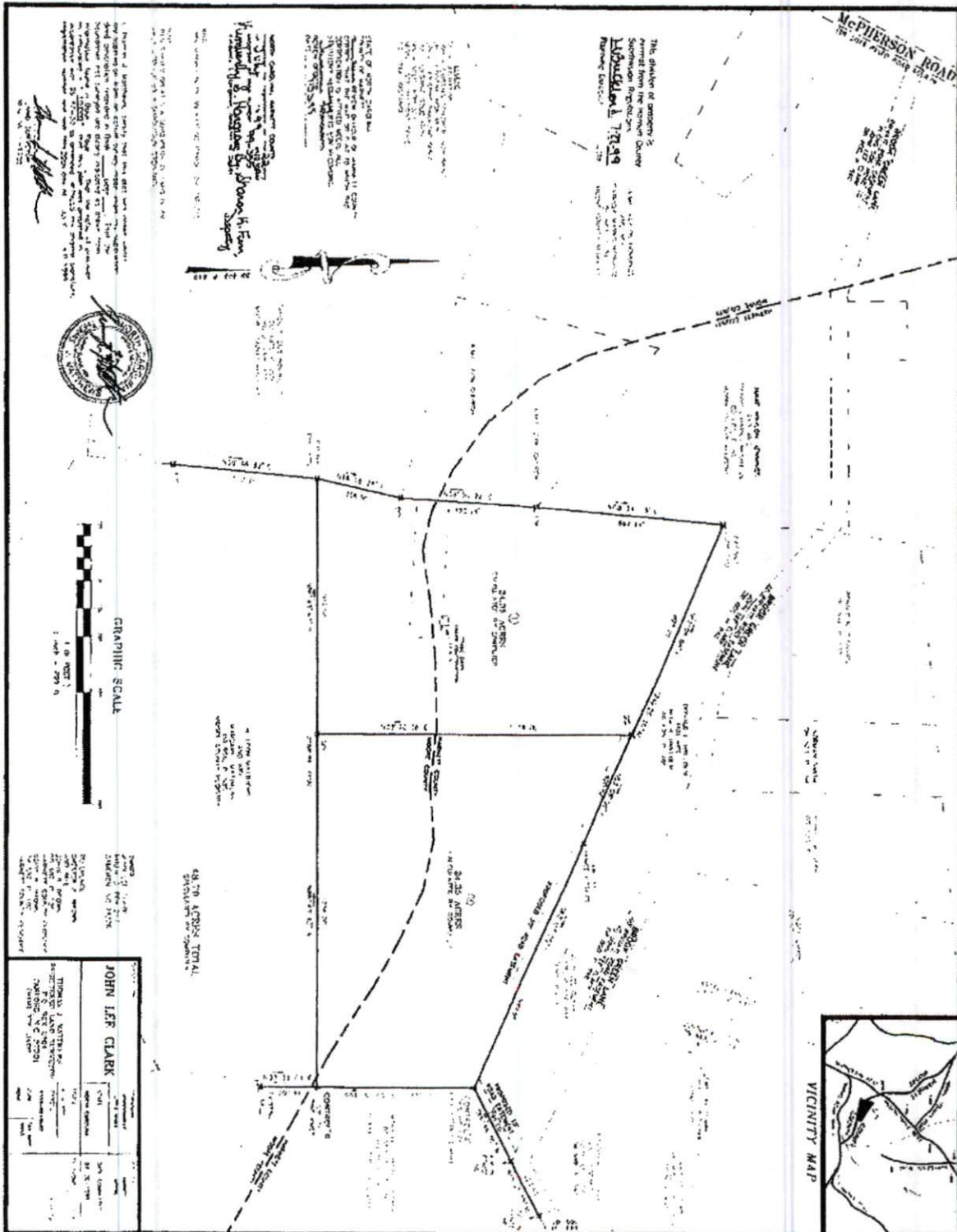
Beginning at the northeast corner of Lot No 2 as shown on the above referenced surveys being a common corner with Sawyer (Book 900, Page 145, Harnett County Registry) and other lands of the Grantor (Book 800, Page 840, Harnett County Registry), thence as the southeast property line of Grantor's property line described in Book 800, Page 840, Harnett County Registry, North 66°44'00" East 295 feet to an existing iron pipe in the south line of Brook Green Lane (60 foot private road easement), thence about North 63° West 30 feet to a point, thence parallel to and 30 feet northwest of the beginning line of this Easement Two about South 66°44'00" West 295 feet to a point, thence South 63°07'25" West 30 feet to the beginning

ALSO TOGETHER WITH a non exclusive right to the use of Brook Green Lane for access to and from the above described property and easement to McPherson Road (SR 2018) which is subject to a Road Maintenance Agreement recorded in Book 1218, Page 152, Harnett County Registry

The above described proeprty is located partially in Harnett County and partially in Moore County; deeds constituting prior links in the chain of title are recorded in Harnett County.

EXHIBIT "B"

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



Map # 99-355