

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

HARNETT COUNTY TAX ID #
099568 0077 03

02/03/2023 10:04:08 AM NC Rev Stamp: \$0.00
Book: 4181 Page: 1537 - 1538 (2) Fee: \$26.00
Instrument Number: 2023001689

02-03-2023 BY: TC

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	0.00
Parcel ID:	099568 0077 03
Mail/Box to:	1300 S Main St., Lillington, NC 27546
Prepared by:	Kathryn Johnston Tart PLLC.
Brief description for the Index:	No title search performed, nor tax advice given TR#4, 4.40ACS MARGARET DOUGLAS MAP#2017-414

THIS NON-WARRANTY DEED ("Deed") is made on the 2nd day of February 2023, by and between:

GRANTOR	GRANTEE
Parker Addison Hunt, unmarried 467 Tirzah Dr. Lillington, NC 27546	Barbara Ann Hunt, unmarried 274 A D Hall Rd. Sanford, NC 27332

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Sanford, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Tract 4, containing 4.40 acres, more or less, as shown on Map for Margaret Douglas, dated November 1, 2017, surveyed by Melvin A. Graham, PLS., recorded in Map Book 2017, Page 414, Harnett County Registry.

Together with that 30-foot utility and access easement as shown on Map entitled "Survey for Sam L. Hall, Mollie C. Hall", dated September 8, 2017, by Melvin A. Graham, PLS and recorded in Map Book 2017, Page 423, Harnett County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4042, Page 250.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 217 Page 414.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

Parker Addison Hunt
Name: Parker Addison Hunt

Entity Name

Name:

By:

Name:

Name:

Title:

Name:

By:

Name:

Title:

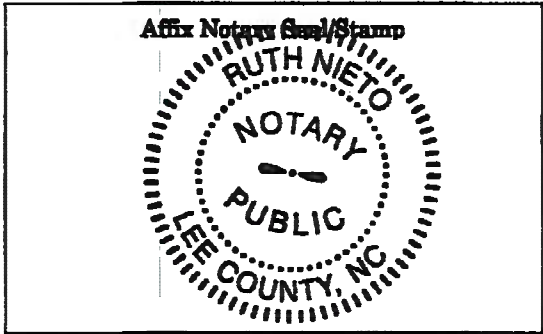
STATE OF NORTH CAROLINA, COUNTY OF HARNETT

I, Ruth Nieto, a Notary of the above state and county of Lee, certify that the following person(s) personally appeared before me on the 2nd day of Feb 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Parker Addison Hunt

[Signature]

Notary Public (Official Signature)

My commission expires: Dec 20, 2023



NORTH CAROLINA DRIVER LICENSE
Kay J. Thomas
COMMISSIONER OF TRANSPORTATION

4d DLN 000006272888 3 DOB 11/14/1967
4b EXP 11/14/2023

1 HUNT
2 BARBARA ANN
8 467 TIRZAH DR
LILLINGTON, NC 27546-7448

9 CLASS C 9a END NONE
12 RESTR NONE
15 SEX F 18 EYES BRO
16 HGT 5'-04" 19 HAIR BRO RACE

4b ISS 02/22/2016
5 ID 0015634484
11/14/67

