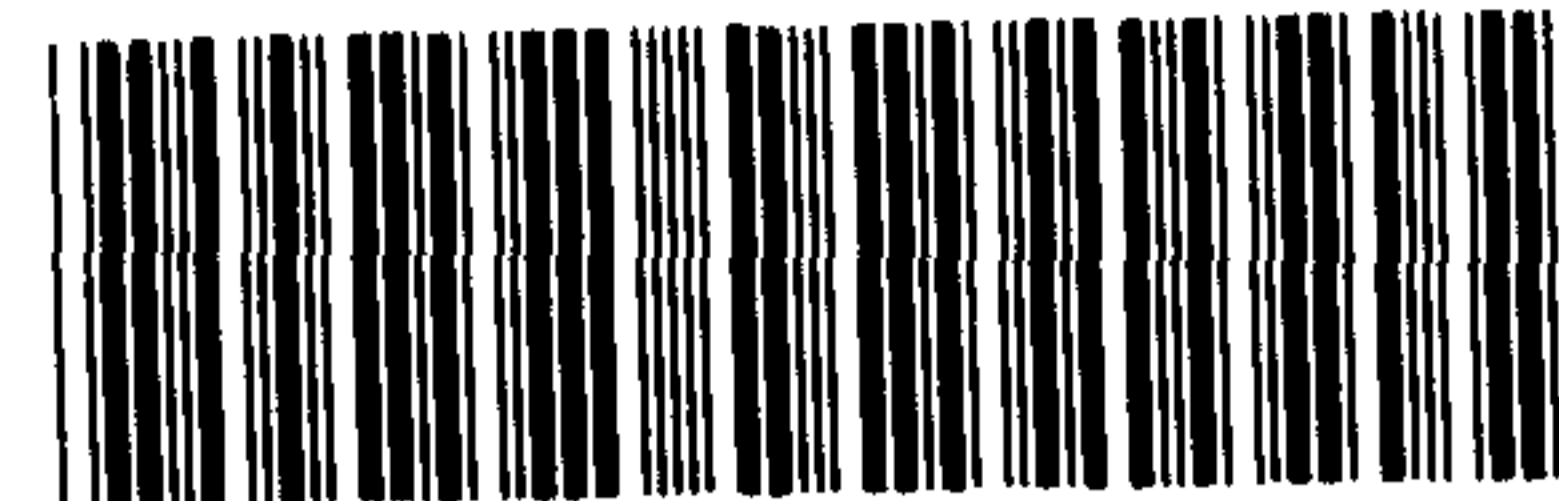


FOR REGISTRATION  
Kimberly S. Hargrove  
REGISTER OF DEEDS  
Harnett County, NC  
2013 JAN 30 03:43:07 PM  
BK:3079 PG:962-964  
FEE:\$26.00  
INSTRUMENT # 2013001615

ABMCNEILL

HARNETT COUNTY TAX ID#

07-1611-0001-03



2013001615

Excise Tax 0.00

1-30-13 BY JTB

Recording Time, Book and Page

Parcel ID No. 071611 0001 03 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Joseph L. Tart, Attorney at Law

Brief description for the Index: **NO TITLE CERTIFICATION**

**NORTH CAROLINA GENERAL WARRANTY DEED**

This deed made this 30th day of January, 2013 by and between:

<p><b>GRANTOR:</b></p> <p><b>MACK REID HUDSON and wife, JUANITA O. HUDSON</b></p> <p><b>3068 Ebenezer Church Road Benson, North Carolina 27504</b></p>	<p><b>GRANTEE:</b></p> <p><b>KENT O HUDSON</b></p> <p><b>1861 Fox Canyon Circle Las Vegas, Nevada 89117</b></p>
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated near the City of \_\_\_\_\_, Grove Township, Harnett County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"  
INCORPORATED HEREIN BY REFERENCE AND MADE  
A PART OF THIS INSTRUMENT.**

All or a portion of the property herein conveyed does \_\_\_\_ or X does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 608, Page 223, Harnett County Registry.

A map showing the above described property is recorded in Map Book \_\_\_\_, Page \_\_\_\_.

TO HAVE AND TO HOLD the aforesaid tract 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 said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2013 and subsequent years, not yet due and payable.

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

Mack Reid Hudson (SEAL)  
MACK REID HUDSON

Juanita O. Hudson (SEAL)  
JUANITA O. HUDSON

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

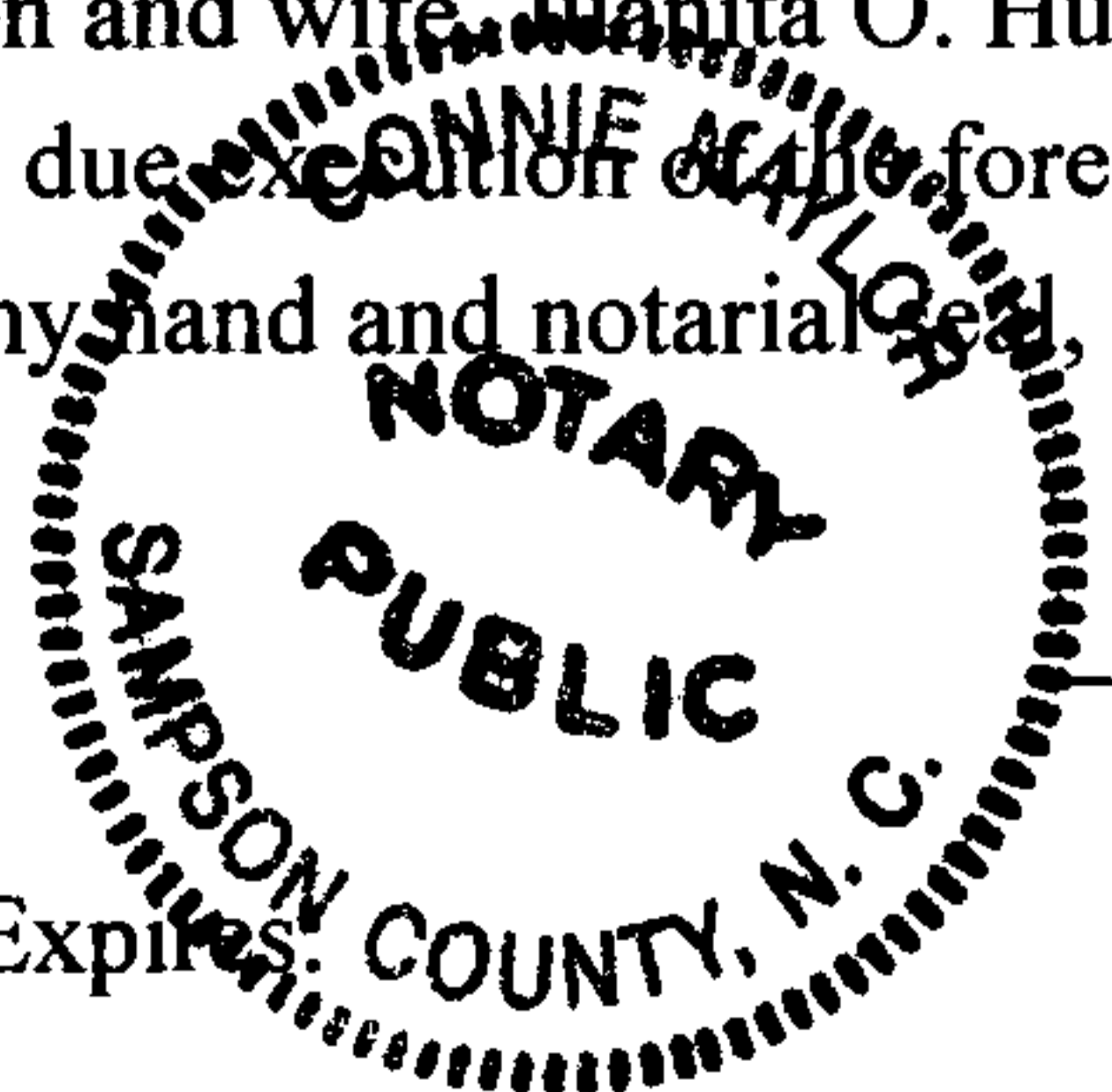
\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF SAMPSON

I, Connie Daylor, Notary Public of the County and State aforesaid, certify that Mack Reid Hudson and wife, Juanita O. Hudson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 30th day of January, 2013.



Connie Daylor  
Notary Public

My Commission Expires

4-14-2014

**EXHIBIT "A"**  
**(Legal Description)**  
**for**  
**KENT O. HUDSON**

Being a tract of land containing 71.0 acres more or less, designated as Tract #1 of the Bernard and Naomi Hudson Division, in Grove Township, Harnett County, North Carolina, near the Johnston County line, about four (4) miles East of Coats, North Carolina at Baileys Crossroads (SR 1558 and SR 1551), the southeast quadrant, and bounded now or formerly as follows: On the North by Tract #2 of said Division and SR 1558; on the West by Tracts 3, 3B and 4 of said Division and SR 1551; on the South by G. V. Stewart lands and on the East by the run of Mingo and Johnston County and more particularly described in a plat of survey prepared in November, 1973 by W. J. Lambert and filed on the 31<sup>st</sup> day of December, 1973 in Book 19, Page 44, Harnett County Book of Maps as follows:

BEGINNING at Mingo, a corner with G. V. Stewart, South 35 degrees 30 minutes West 1,386.0 feet to center line of Dunn-Raleigh Road (SR 1551) thence as road curves, North 19 degrees 0 minutes West 200 feet, North 18 degrees 0 minutes West 100 feet, North 17 degrees 0 minutes West 100 feet, North 16 degrees 0 minutes West 100 feet, South 15 degrees 0 minutes West 100 feet, North 14 degrees 0 minutes West 100 feet, North 13 degrees 0 minutes West 100 feet, North 12 degrees 0 minutes West 252.0 feet, North 11 degrees 0 minutes West 100 feet, North 7 degrees 45 minutes West 100 feet, North 4 degrees 45 minutes West 100 feet; North 2 degrees 30 minutes West 70 feet; thence North 1 degree 30 minutes West 1,602.0 feet to a point in the cross-roads (SR 1551 & SR 1558); thence along the center of SR 1558 North 79 degrees 05 minutes East 1,516.0 feet to a pin in the road, a corner with J. V. Creech lot; thence South 9 degrees 17 minutes East 178.4 feet to an iron stake corner; thence North 84 degrees 07 minutes East 166.5 feet to a stake in the run of Mingo; thence down the various courses of Mingo as it meanders to the beginning and contains 71.0 acres more or less.

The foregoing tract is a portion of the land deeded by Elizabeth H. Nordan and husband, J. T. Nordan and Mack Reid Hudson and wife, Juanita O. Hudson to Mack Reid Hudson dated January 21, 1974 and filed on January 25, 1974 in Book 602, Page 298, Harnett County Registry and the same property described as Parcel #1 in Deed dated May 29, 1974 from Mack Reid Hudson and wife, Juanita O. Hudson to Mack Reid Hudson and wife, Juanita O. Hudson and recorded in Book 608, Page 223, Harnett County Registry.

**LESS AND EXCEPTED FROM THE FOREGOING TRACT OF LAND :**

Being all that certain 7.27 acre tract, of which 0.93 acres is within the right of way of (N.C.S.R. 1551 & N.C.S.R. 1558), leaving a net acreage of 6.34 acres, according to a map and survey entitled Division of Heirs For "Property of: Kent O. Hudson", Grove Township, Harnett County, North Carolina as surveyed by Joyner Piedmont Surveying, dated March 28, 2000, and recorded at Map Number 2000-224, Harnett County Registry, incorporated herein by reference, and made a part of this instrument.

For further reference see Deed dated May 30, 2000 from Mack Reid Hudson and wife, Juanita O. Hudson to Kent O. Hudson, recorded in Book 1459, Page 459, Harnett County Registry.