

TRUE AND CERTIFIED

HARNETT COUNTY TAX ID#
130620 0097 06

03-02-2023 BY TC

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
03/02/2023 11:51:48 AM
Book: 4184 Page: 656 - 657 (2)
Instrument Number: 2023003146

NC Rev Stamp: \$0.00
Fee: \$26.00

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#130620 0097 06
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY
DEED

This **WARRANTY DEED** is made the 1st day of March, 2023, by and between **Anthony Warren Dickens and spouse, Catherine Adcock Collins Dickens** of 6035 US 421 N, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Ronnie Earl Dickens** of 224 Mistywood Drive, Fuquay Varina, NC 27526 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of Lot 1, containing 1.64 acres total (0.14 acre in road right-of-way, leaving 1.50 acres net) as shown on Minor Subdivision For: "Anthony W. Dickens", dated January 16, 2023, by James W. Mauldin, PLS and recorded in Map Number 2023, Page 78, Harnett County Registry.

The property hereinabove described being a portion of the same property acquired by Grantor in Book 3462, Page 43, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

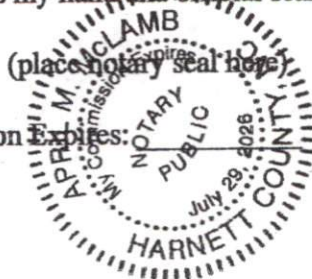
Anthony Warren Dickens (SEAL)
Anthony Warren Dickens

Catherine Adcock Collins Dickens (SEAL)
Catherine Adcock Collins Dickens

STATE OF NC
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Anthony Warren Dickens and spouse, Catherine Adcock Collins Dickens personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 2nd day of March 2023.



My Commission Expires:

April M. McLamb
Notary Public