

Matthew S. Willis Register of Deeds
Harnett County, NC

Electronically Recorded

02/21/2023 03:18:13 PM

NC Rev Stamp: \$320.00

Book: 4183 Page: 288 - 289 (2)

Fee: \$26.00

Instrument Number: 2023002586

HARNETT COUNTY TAX ID #
080643 0030 01

02-21-2023 BY: AG

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00

Parcel Identifier No. 080643 0030 01 Verified by _____ County on the _____ day of _____, _____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA

Brief description for the Index: Tract 2, Baptist Grove Rd.

THIS DEED made this 21 day of Feb, 2023 by and between

GRANTOR

GRANTEE

Emanuel L. Prince, unmarried
And
Mariel Frankia Prince, unmarried

400 Bass Lake Road
Holly Springs, NC 27540

CHRISTY LANE ALARCON ROLFSON
and spouse,
KRIS KENRIC ROLFSON

mailing address:
123 Wise Oak Lane
Garner, NC 27529

Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

WITNESSETH, that the Grantor, for a 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

situated in the City of Fuquay Varina, _____ Township, Harnett County,

North Carolina and more particularly described as follows:

BEING ALL OF TRACT 2, CONTAINING 7.929 ACRES TOTAL ENTITLED "PROPERTY OF BESSIE ROBINSON ESTATE", AS SHOWN ON MAP PREPARED BY STANCIL & ASSOCIATES, RLS, PA, DATED DECEMBER 5, 1995 AND RECORDED IN PLAT CABINET F, SLIDE 778-C, OF THE HARNETT COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

LESS AND EXCEPT THAT 1.014 ACRES AS SHOWN ON MAP OF SURVEY DATED SEPTEMBER 12, 1998, PREPARED FOR EMANUEL L. PRINCE BY LESTER STANCIL & ASSOCIATES, RLS P.A. AND RECORDED AS MAP NUMBER 98-442 OF THE HARNETT COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

THE ABOVE DESCRIBED TRACT 2 IS SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT AS SHOWN IN PLAT CABINET F, SLIDE 778-C AND SUBJECT TO A GAS LINE EASEMENT CONTAINING .868 ACRES AS SHOWN IN PLAT CABINET F, SLIDE 778-C, HARNETT COUNTY REGISTRY.

ALSO CONVEYED HERewith IS AN EASEMENT OF INGRESS AND EGRESS BEING 60 FOOT IN WIDTH AND RUNNING FROM THE ABOVE DESCRIBED TRACT TO NCSR 1427 (BAPTIST GROVE RD.) AS SHOWN IN PLAT CABINET F, SLIDE 778-C, HARNETT COUNTY REGISTRY.

PARCEL 080643 0030 01

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3771 Page 260
All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book F Page 778-C

Submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot 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 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. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) Emanuel L. Prince (SEAL)
 Emanuel L. Prince

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____
 Mariel Frankia Prince
 Mariel Frankia Prince

By: _____ (SEAL)
 Title: _____

SEAL - STAMP
 Brooke Kilbourne
 NOTARY PUBLIC
 Wake County
 North Carolina
 My Commission Expires September 13, 2025

State of NC - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Emanuel L. Prince, unmarried and Mariel Frankia Prince, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp this 26 day of Feb, 2023.

My Commission Expires: _____

 Notary Public

SEAL - STAMP State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp this _____ day of _____, 20____.

My Commission Expires: _____

 Notary Public

SEAL - STAMP State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp this _____ day of _____, 20____.

My Commission Expires: _____

 Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

 Register of Deeds for _____ County.
 By: _____ Deputy/Assistant - Register of Deeds