

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
11/14/2022 02:06:52 PM NC Rev Stamp: \$470.00
Book: 4173 Page: 1821 - 1823 (3) Fee: \$26.00
Instrument Number: 2022113304

HARNETT COUNTY TAX ID#
039589 1021 39
039589 1021 40
11-14-2022 BY TC

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

PID#: 039589 1021 39 & 039589 1021 40
REVENUE STAMPS: \$470.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 2nd day of November, 2022, by and between **Walter S. O'Reilly and spouse, Helen L. O'Reilly**, of 253 Wagon Trail Drive Spring Creek, NV 89815 (hereinafter referred to in the neuter singular as "the Grantor") and **Thurston Farms, LLC** of P.O. Box 427, Mamers, NC 27552 (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 Barbecue Township of said County and State, and more particularly described as follows:

Parcel #1 - PID 039589 1021 39 - 8.96 TR#1 SERINA WOODS PC#F/623-B

BEING all of Tract 1, containing 8.96 acres, on survey entitled "Survey for Serina Woods" dated August 15, 1996, surveyed and mapped by Bennett Surveys, Inc. and recorded in Plat Cabinet F, Slide 623-B, of the Harnett County Registry.

The property hereinabove described being the same property acquired by Grantor in Deed Book 1432, Page 89, 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.

Parcel #2 - PID: 039589 1021 40 - TR#2 8.96 ACS SERINA WOOD PC#F-623B

BEING all of Tract 2, containing 8.96 acres as shown on survey entitled "Survey for Serina Woods" dated August 15, 1996, surveyed and mapped by Bennett Surveys, Inc. and recorded in Plat Cabinet F, Slide 623-B, of the Harnett County Registry.

The property hereinabove described being the same property acquired by Grantor in Deed Book 1709, Page 109, Harnett County Registry.

**The property herein described is not 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

Walter S. O'Reilly (SEAL)
Walter S. O'Reilly

Helen L. O'Reilly (SEAL)
Helen L. O'Reilly

STATE OF Nevada
COUNTY OF Elko

I, a Notary Public of the County and State aforesaid, certify that Walter S. O'Reilly and Helen L. O'Reilly personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 4th day of November 2022.

(place notary seal here)

Myria S Rutter
Notary Public

My Commission Expires: 5-12-26



Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
03/31/2023 11:37:35 AM NC Rev Stamp: \$0.00
Book: 4187 Page: 1795 - 1797 (3) Fee: \$26.00
Instrument Number: 2023004912

HARNETT COUNTY TAX ID#
039597 0138

03-31-2023 BY SM

Prepared by and Return to:
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# Out of 039597 0138 & add to 039589 1021 39
REVENUE STAMPS:-0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 27th day of March, 2023, by and between **David A. Serina widower**, of 1213 Micro Tower Road Lillington NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Thurston Farms, LLC** of P.O. Box 427 Mamers NC 28552 (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 Barbecue Township of said County and State, and more particularly described as follows:

Being all of Parcel A, containing 0.139 acre (6,071 sq. ft.) as shown on Recombination Survey of Property Owned By: Thurston Farms, LLC and David Serina Surveyed For: "Thurston Farms, LLC", dated March 23, 2023, by ATLAS Surveying and Mapping and recorded in Plat Cabinet 2023, Slide 117, Harnett County Registry.

The above-described parcel is to be combined with the existing Tract 1, containing 17.934 acres previously conveyed to Grantee as recorded in Book 4173, Page 603,

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.

Harnett County Registry. The combined "Tract 1-A" contains 18.073 acres as shown on the above referenced recorded map.

**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

David A. Serina (SEAL)
David A. Serina

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sheila F. Graham, a Notary Public in and for Harnett County, North Carolina, certify that David A. Serina personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 31 day of March, 2023.

(place notary seal here)

Sheila F. Graham
Notary Public

My Commission Expires: 8/8/2026

