

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Nov 17 09:17 AM NC Rev Stamp: \$ 78.00  
Book: 4076 Page: 113 - 116 Fee: \$ 26.00  
Instrument Number: 2021027049

HARNETT COUNTY TAX ID #  
o/o 050614 0050

11-17-2021 BY: ED

Revenue Stamps: \$78.00

Parcel ID: Portion of 0614-62-8835

Prepared by: Stam Law Firm, PLLC, P.O. Box 1600, Apex, NC 27502

Return to Grantee

Brief Description for the Index: Lot 17, MB 2021-509

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**STATE OF NORTH CAROLINA     )**  
**)**  
**COUNTY OF HARNETT            )**           **GENERAL WARRANTY DEED**

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**THIS DEED** made this 16 day of November, 2021, by and between:

**GRANTOR:     Bobby Tyler Dewar, unmarried  
                  And Larry Wayne Dewar, unmarried  
                  P.O. Box 186, Holly Springs, NC 27540**

**GRANTEE:     Jeremy Mathias Miller  
                  9314 NC 42 Hwy, Holly Springs, NC 27540**

This property was not the principal residence of the Grantor.

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 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 of his or her ownership interest in those certain lots or parcels of land situated in Harnett County, North Carolina, and more particularly described as:

BEING all of Lot 17, containing 4.000 acres, as shown on map entitled "Minor Subdivision Survey for Bobby T. Dewar and Larry W. Dewar" and recorded in Map Book 2021, Page 509, Harnett County Registry.

Submitted electronically by "Stam Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

For chain of title, please see Deed Book 286, Page 129 and Book 292, Page 319, Harnett County Registry. W. Tyler Dewar (Estate File #73-E-23) and Mary Alice Dewar (Estate File #90-E-447), Harnett County.

**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 covenant 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2021 ad valorem taxes, restrictions as shown on Exhibit A, rights of way and easements of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

**SIGNATURE PAGE(S) TO FOLLOW**

Bobby Tyler Dewar (SEAL)  
Bobby Tyler Dewar

Larry Wayne Dewar (SEAL)  
Larry Wayne Dewar

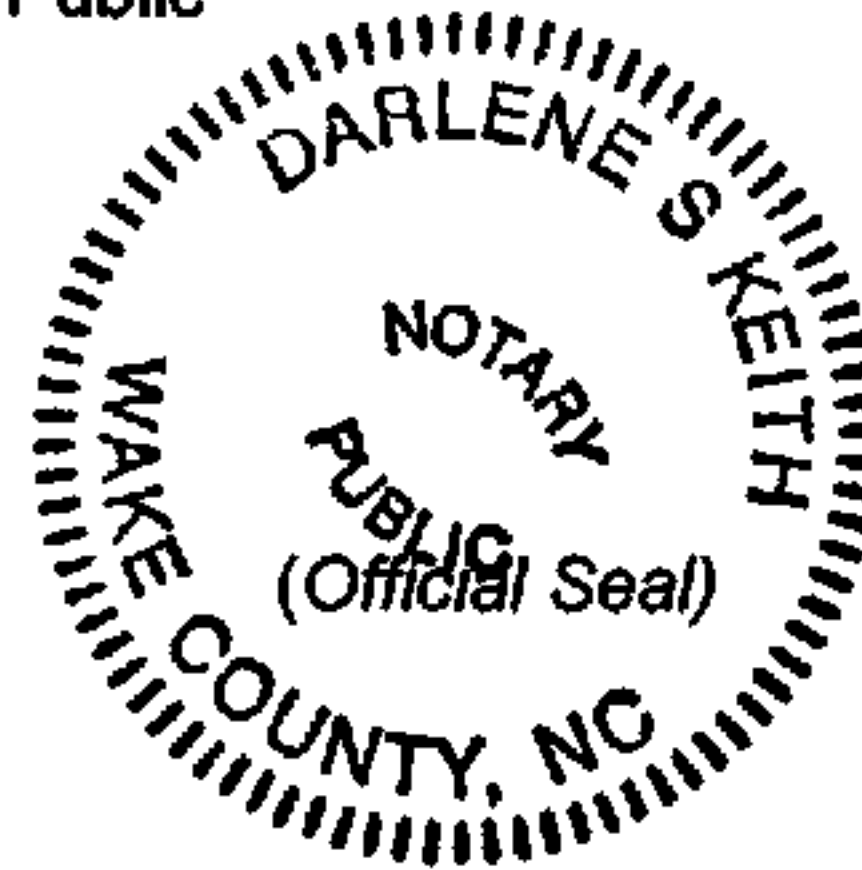
State of North Carolina  
County of Wake

I, Darlene S. Keith, a Notary Public  
for said State and County, certify that BOBBY TYLER DEWAR, unmarried personally appeared  
before me this day and acknowledged his due execution of the foregoing instrument for the  
purposes therein expressed.

WITNESS my hand and notarial seal, this the 17 day of November, 2021.

Darlene S. Keith  
Notary Public

My Commission Expires: 8-5-2022



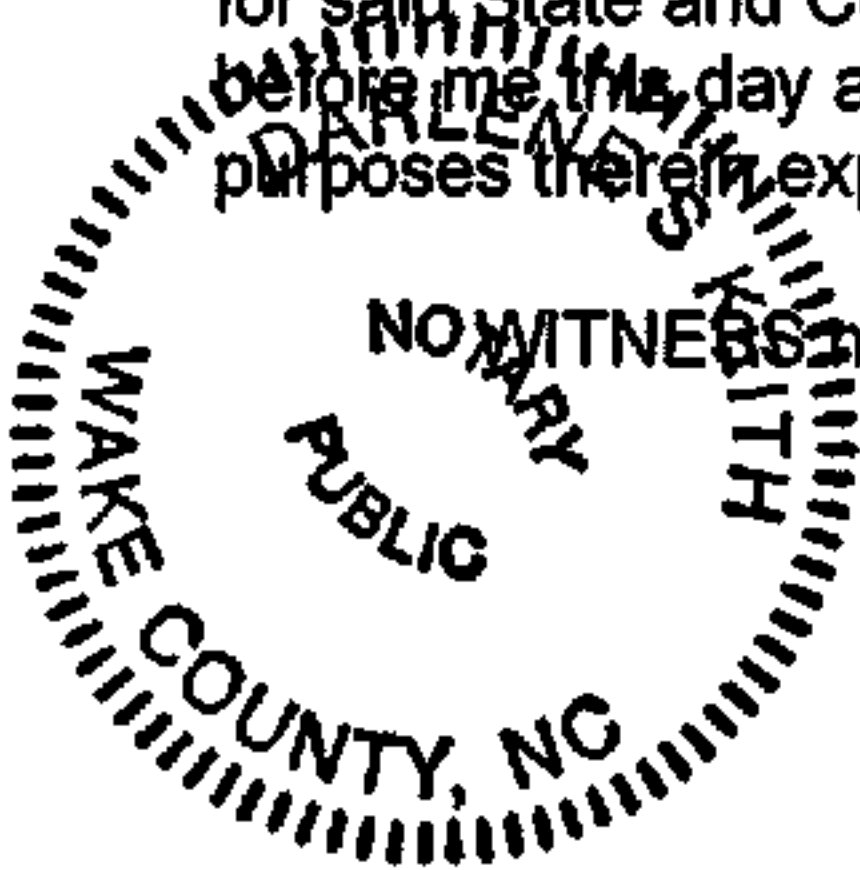
State of North Carolina  
County of Wake

I, Darlene S. Keith, a Notary Public  
for said State and County, certify that LARRY WAYNE DEWAR, unmarried personally appeared  
before me this day and acknowledged his due execution of the foregoing instrument for the  
purposes therein expressed.

WITNESS my hand and notarial seal, this the 16 day of November, 2021.

Darlene S. Keith  
Notary Public

My Commission Expires: 8-5-2022



**EXHIBIT A  
RESTRICTIONS**

1. All utilities must be underground.
2. Single family residential use only. No commercial uses of any type.
3. There shall be no single or doublewide manufactured homes permitted on the property.
4. No non-running unlicensed motor vehicles are permitted on the property.
5. No debris/trash allowed on property.
6. All driveway entrances must contain road pipe.
7. All property must subdivide off Tyler Dewar Lane only.
8. If any property is subdivided off all newly formed tracts must adhere to these restrictions.
9. All existing natural buffer zones must be left in place and undisturbed.