

Matthew S. Willis Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 05/08/2023 11:10:28 AM NC Rev Stamp: \$0.00  
 Book: 4191 Page: 2778 - 2780 (3) Fee: \$26.00  
 Instrument Number: 2023007157

HARNETT COUNTY TAX ID #  
 130600 0118

05-08-2023 BY: SM

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax:	NONE
Parcel ID:	130600 0118
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, PA, PO Box 1478, Fuquay-Varina, NC 27526
Brief description for the Index:	13.39+ acres

THIS NON-WARRANTY DEED ("Deed") is made on the 8<sup>TH</sup> day of MAY, 2023 by and between:

GRANTOR	GRANTEE
Jassie Levan Leaird, Co-Trustee and Kimberly Dawn Leaird, Co Trustee of the Laura Babb Leaird Revocable Trust dated August 14, 2002 and as amended and the Leaird Family Trust  144 Adcock Road Lillington, NC 27546	JAMES D. GURKIN, JR. and wife, ABBEY H. GURKIN 6790 Kennebec Road Willow Spring, NC 27592

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of \_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2719 page 920 and also see the Estate File for Laura Babb Leaird, Harnett County Clerk file 10E000541-420.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

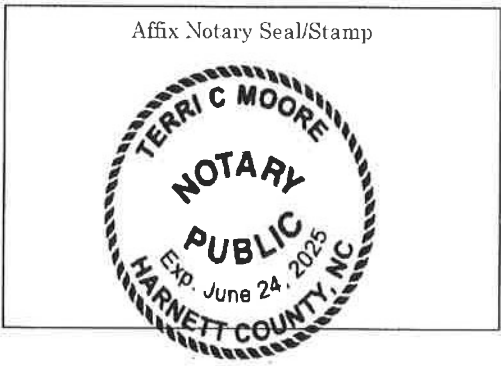
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

JLL Jessie Levan Leaird  
Levan Leaird, Co-Trustee of the  
Laura Babb Leaird Revocable Trust dated  
August 14, 2002 and as amended and the  
Leaird Family Trust

Kimberly Dawn Leaird  
Kimberly Dawn Leaird, Co-Trustee of the  
Laura Babb Leaird Revocable Trust dated  
August 14, 2002 and as amended and the  
Leaird Family Trust

STATE OF NORTH CAROLINA, COUNTY OF Harnett

Terric C Moore a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4th day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): James Levan Leaird and Kimberly Dawn Leaird.  
Jessie Levan Leaird



Terric C Moore  
Notary Public (Official Signature)  
My commission expires: 6/24/25

## EXHIBIT A

**BEGINNING** at a point in the centerline of SR 1291, formerly old US 421, corner with Ray Patterson marked by an iron stake in the southern margin of said road, and runs thence with the centerline of SR 1291, South 62° 03' 50" West 173.46 feet to a nail and cap in the center of said road; thence South 63° 08' 00" West 100 feet to nail and cap; thence South 67° 46' 20" West 100 feet to a nail and cap; thence South 76° 03' 30" West 100 feet to a nail and cap; thence South 87° 55' 20" West 102.21 feet to a nail and cap marked by an iron stake in the southern margin of the roadway, a new corner with Leonard Clark; thence South 16° 56' 30" West 219.33 feet to an iron stake; thence South 77° 05' 30" East 79.38 feet to an iron stake; thence South 00° 32' 20" West 427.89 feet to an iron stake; thence South 87° 50' 50" East 641.41 feet to an iron stake; thence South 16° 54' 30" East 24.67 feet to an iron stake, corner with Grady Adcock; thence North 86° 46' East 287.64 feet to an iron stake; thence North 23° 48' 17" West 389.65 feet to a stake; thence North 24° 26' 00" West 375.86 feet to an existing oak tree marked as a corner; thence North 28° 39' 20" West 204.04 feet to the point and place of **BEGINNING** and containing 13.39 acres, more or less, according to an actual survey by Mickey R. Bennett, RLS dated February 1979.

See also Deed Book 2719, page 920 (Tract 10); Deed Book 1661, page 419 (Tract 9); Deed Book 697, page 144.

*Property Address:*                    *0 Old US 421, Lillington, NC 27546*  
*Harnett Co. Tax PID:*                *130600 0118*

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded

05/08/2023 11:10:27 AM NC Rev Stamp: \$563.00  
Book: 4191 Page: 2775 - 2777 (3) Fee: \$26.00  
Instrument Number: 2023007156

HARNETT COUNTY TAX ID #  
130600 0118

05-08-2023 BY: SM

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$563.00
Parcel ID:	130600 0118
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, PA, 202 E. Academy St., Fuquay Varina, NC 27526
Brief description for the Index:	13.39± ACRES

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8<sup>TH</sup> day of May, 2023 by and between:

GRANTOR	GRANTEE
JESSIE LEVAN LEAIRD, widower And KIMBERLY DAWN LEAIRD, an unmarried person 144 Adcock Road Lillington, NC 27546	JAMES D. GURKIN, JR. and wife, ABBEY H. GURKIN 6790 Kennebec Road Willow Spring, NC 27592

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of \_\_\_\_\_, \_\_\_\_\_ Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

***SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.***

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2719 page 920 and also see the Estate File for Laura Babb Leaird, Harnett County Clerk file 10E000541-420.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

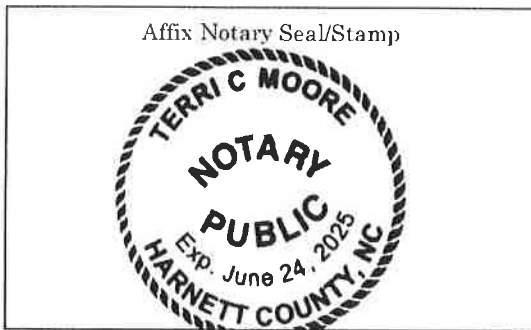
- 1. All easements, covenants, restrictions and right of ways of record;
- 2. 2023 deferred and/or ad valorem taxes;
- 3. Subject to the right of way of Old US 421..

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Jessie Levan Leaird  
 JESSIE LEVAN LEAIRD  
Kimberly Dawn Leaird  
 KIMBERLY DAWN LEAIRD

STATE OF NORTH CAROLINA, COUNTY OF Harnett

I Terri C Moore, a Notary Public, do hereby certify that the following person(s) personally appeared before me on the 4<sup>th</sup> day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): JESSIE LEVAN LEAIRD AND KIMBERLY DAWN LEAIRD.



Terri C Moore  
 Notary Public (Official Signature)  
 My commission expires: 6/24/25

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*Property Address:*                    0 Old US 421, Lillington, NC 27546  
*Harnett Co. Tax PID:*                130600 0118