

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2014 APR 09 01:31:05 PM
BK:3205 PG:703-704
FEE:\$26.00
INSTRUMENT # 2014004499

HARNETT COUNTY TAX ID#
to be determined

4-9-14 BY SPB

SARTIS



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Crawford Rd

Mail after recording to:

This instrument prepared by: Ray McLean, Attorney (DEED PREP ONLY)

Brief description for the index:

Reid# 37571 Parcel#

THIS DEED made this the 9th day of April, 2014 by and between

GRANTOR

GRANTEE

Denise Matthews 2, LLC

Denise C. Matthews

P.O. Box 399
Coats, NC 27521

496 Harvell Rd.
Coats, NC 27521

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, that certain lot or parcel of land situated in or near the Town of _____, Grove Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Tract 3, 5.23 acres as per Map 2013-175 of the Harnett County Registry.

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, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

Any and all covenants, easements, restrictions, right of ways and current year ad valorem taxes not yet payable of record if any.