

HARNETT COUNTY TAX ID #
050633 0104
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For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Apr 07 04:42 PM NC Rev Stamp: \$ 682.00
Book: 3965 Page: 440 - 441 Fee: \$ 26.00
Instrument Number: 2021007836

04-07-2021 BY: EG

Excise Tax \$ 682.00

Recording Time, Book and Page

Parcel Identifier No: 0506330104 & 050633003204

Mail after recording to Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

This instrument was prepared by Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546

Brief Description for the index: 36.5 acres and 0.78 acres-Hector's Creek Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of April, 2021 by and between

GRANTOR	GRANTEE
<p>Guynn A. Prince and wife, Suzanne V. Prince 5264 Christian Light Road Fuquay Varina, North Carolina 27526</p>	<p>Kipling Properties, LLC 126 Brandon Drive Lillington, NC 27546</p>

Enter in 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, 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 Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

Harnett County Tax Parcel # 0506330104

FIRST TRACT: Beginning at a stake Burwell Dean's corner in the line of 15 acres, and runs South 58 East 2.20 chains to a stake; then as another of Burwell Dean's South 43 East 18 chains to a stake and corner; thence South 32 West 9.10 chains to a corner of Lot No. 7; then as said line North 62 West 16.50 chains to the corner; then North 32 East 12 chains and 40 links to the BEGINNING, containing 18-3/4 acres, more or less.

SECOND TRACT: Being Lot No. 7 and begins at the last corner of the above tract and runs as the line of the above to South 62 East 16.50 chains to the corner, then South 32 West 11.80 chains to the corner, then North 62 West 15 chains and 75 links to the BEGINNING, containing 18-3/4 acres, making in both tracts 37 acres, more or less

SAVING AND EXCEPTING, HOWEVER, that one tract heretofore conveyed to Colon T. Fore and wife, Ruby B. Fore, in Book 464, Page 71, Harnett County Registry.

Being the same property, that one-half undivided interest was conveyed to Jimmy H. Prince, and a one-half undivided interest to Guynn A. Prince and wife, Suzanne B. Prince from Roy L. Jones and wife, Frances A. Jones by that deed recording in Book 1828, Page 291, Harnett County Registry. Jimmy H. Prince is now deceased, See Harnett County File # 19 E 75.

Submitted electronically by "Adcock Law Firm, 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 Tax Parcel: 050633003204

BEING all of that 0.78 acre tract as shown on map entitled "Easement Survey for Jimmy Prince Property," prepared by Greg Bagley Engineering, dated July 15, 2009, and recorded as Map #2009-631, Harnett County Registry, to which map and its recordation reference is incorporated herein for a full and complete description of said property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2675, Page 101, Harnett County Registry.

A map showing the above described property is recorded at Map No. 2020-341, Harnett County Registry.

The above described property does does not include the primary residence of the Grantor.

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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

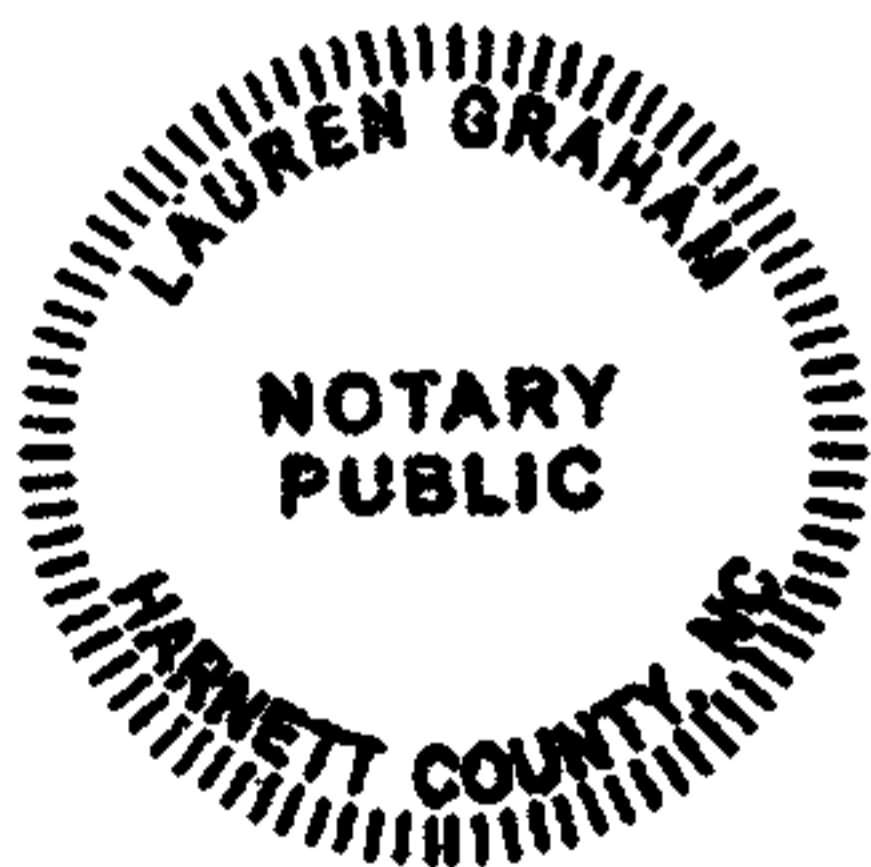
Guynn A. Prince (SEAL)
 Guynn A. Prince

Suzanne V. Prince (SEAL)
 Suzanne V. Prince

State of North Carolina, County of Harnett

I, Lauren Graham a Notary Public of the County and State aforesaid, certify that Guynn A. Prince and wife, Suzanne V. Prince personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of April, 2021.

NOTARY
SEAL-STAMP
→



Lauren Graham
Signature of Notary Public

Lauren Graham
Printed Name of Notary Public

My Commission Expires: 5-26-24