

HARNETT COUNTY TAX ID #
021528 0066 03

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/01/2023 02:28:26 PM NC Rev Stamp: \$0.00
Book: 4194 Page: 2050 - 2053 (4) Fee: \$26.00
Instrument Number: 2023008712

06-01-2023 BY: TC

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00 Recording Time, Book, and Page:
Tax Map No. Parcel Identifier No: 021528 0066 03

Mail after recording to: R. Isaac Parker, Attorney at Law, PO Box 235, Benson, NC 27504
This instrument was prepared by: R. Isaac Parker, Attorney at Law
*Deed Preparation only/No tax advice given/No certificate of title

NORTH CAROLINA
HARNETT COUNTY

THIS DEED made this 30 day of May, 2023, by and between:

GRANTOR

Terry Bruce Lee and wife,
Janet Byrd Lee
1537 Neighbors Road
Dunn, NC 28334

GRANTEE

Joshua Lee and wife,
Chelsea Nicole Lee
1537 Neighbors Road
Dunn, NC 28334

The designation GRANTOR or GRANTEE as used herein shall include said parties, their heirs, assigns, and successors and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for 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 said Grantee, their heirs or assigns in fee simple, that certain lots or parcels of land situated in the City of _____, Averasboro Township, Harnett County, North Carolina, and more particularly described as follows:
See attached Exhibit "A" incorporated herein by reference.

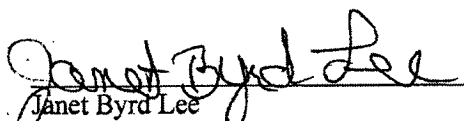
* If checked this property IS Grantor's Primary Residence
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances
thereto belonging to the Grantee, forever and in fee simple.

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:

2023 and subsequent year's ad valorem real property taxes, prorated at closing.
Easements, rights of way, and restrictions of public record.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, the day and year first
above written.

 (SEAL)
Terry Bruce Lee

 (SEAL)
Janet Byrd Lee

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

STATE OF NC
Johnston COUNTY

I, Jennifer M. Hatley, a Notary Public, of said State and County aforesaid, do hereby certify that Terry Bruce Lee and Janet Byrd Lee grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 30 day of May, in the year 2023.

Jennifer M. Hatley
Notary Public Official Signature

Jennifer M. Hatley
Notary Printed or Typed Name

My commission expires: 3.23.2026

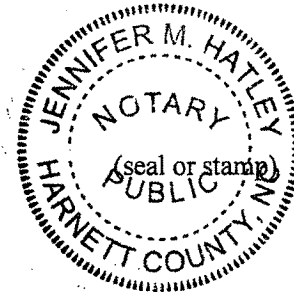


Exhibit "A"

Being all of Tract 1, containing 1.20 acres (more or less), as depicted on a map entitled "Minor Subdivision Map for Janet Byrd Lee and Terry Bruce Lee" as drafted by Lambert Surveying Inc, recorded May 12, 2023, in Plat Book 2023, Page 197, Harnett County Registry.

Also conveyed herewith is that 50' easement for ingress, egress, and utilities as depicted on that map entitled "Minor Subdivision Map for Janet Byrd Lee and Terry Bruce Lee" as drafted by Lambert Surveying Inc, recorded May 12, 2023, in Plat Book 2023, Page 197, Harnett County Registry.

See Road Maintenance Agreement recorded in Deed Book 4194, Page 1958 and Deed Book 2495, Page 787, Harnett County Registry.