

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 05/09/2023 08:27:25 AM
 Book: 4192 Page: 110 - 111 (2)
 Instrument Number: 2023007224

HARNETT COUNTY TAX ID #
 080654 0117 02

NC Rev Stamp: \$0.00
 Fee: \$26.00

05-08-2023 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	NONE
Parcel ID:	PID: 080654 0117 02
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	Lot 2, BM2023-165 (4.12±ac)

THIS GENERAL WARRANTY DEED ("Deed") is made on the 3rd day of May, 2023, by and between:

GRANTOR	GRANTEE
MELISSA G. McGEE, widow 5819 Rawls Church Road Fuquay-Varina, NC 27526	PEYTON G. McGEE and wife, ANGELA T. McGEE 5206 Bowles Circle Holly Springs, NC 27540

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 _____, HECTOR'S CREEK Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

BEING all of "Lot 2 (New)" as shown on that plat entitled, "Minor Subdivision for Melissa G. McGee" and recorded in Map Book 2023, Page 165, Harnett County Registry, reference to which is hereby made for greater certainty of description.

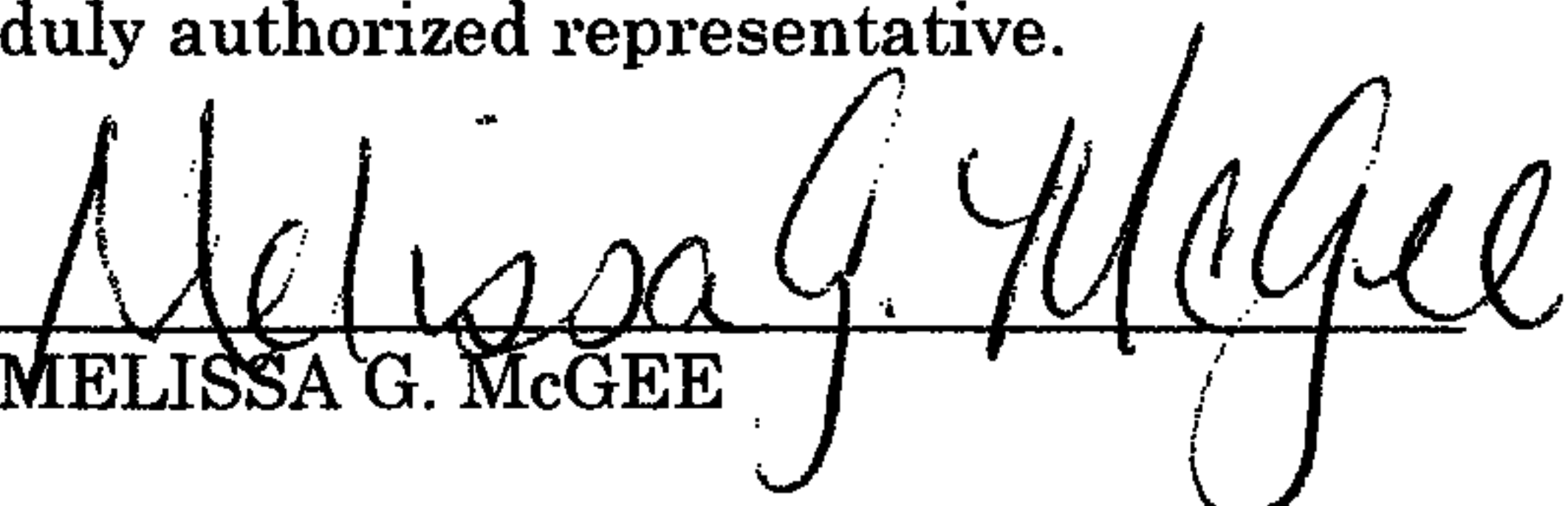
Property Address: (tbd) Rawls Church Road, Fuquay-Varina, NC

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2424 page 266.
 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 Map Book 2023 page 165.

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 ad valorem taxes;
- 3. All matters as shown in Map Book 2023, page 165, Harnett County Registry;
- 4. Right of way of Rawls Church Road.

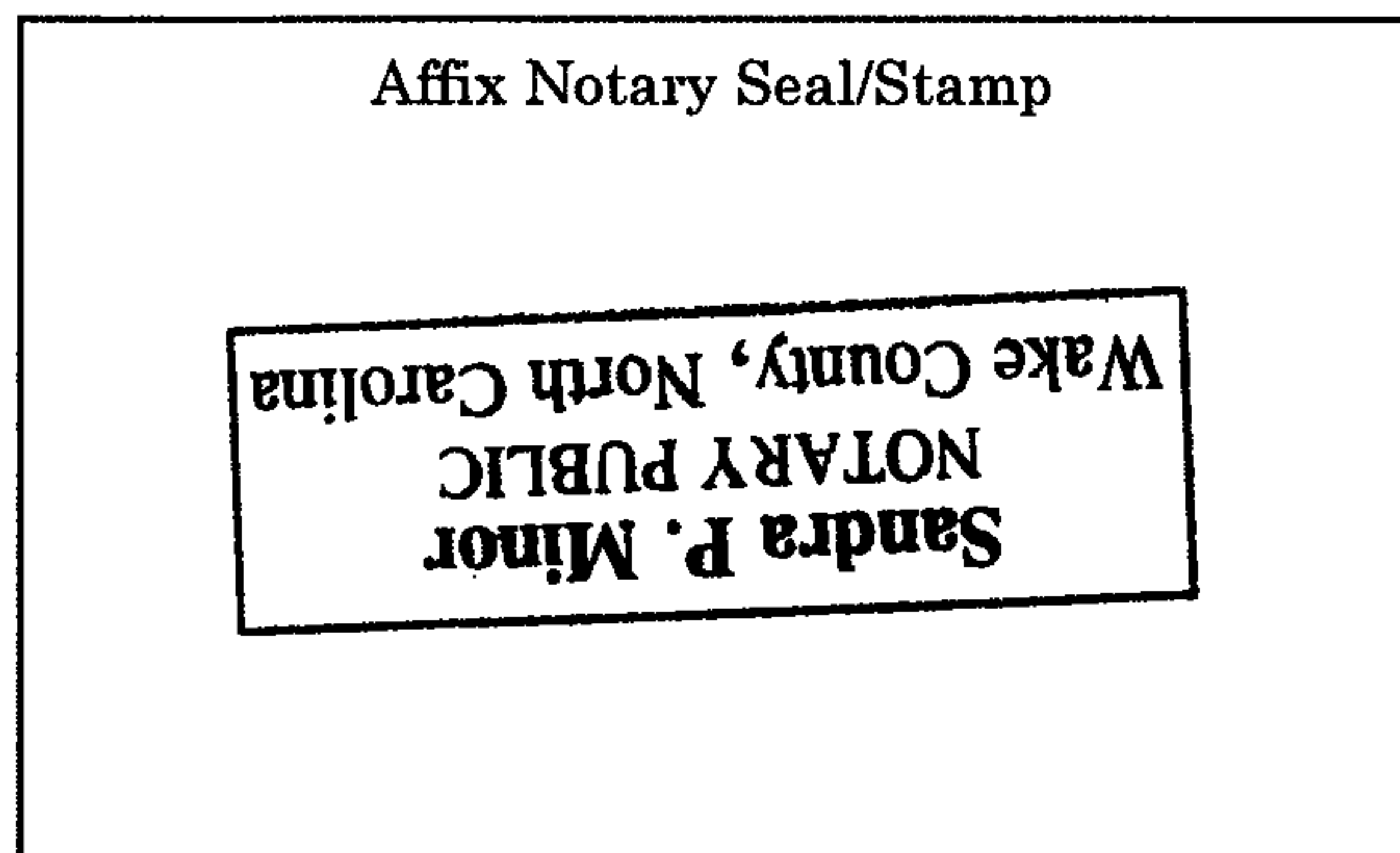
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

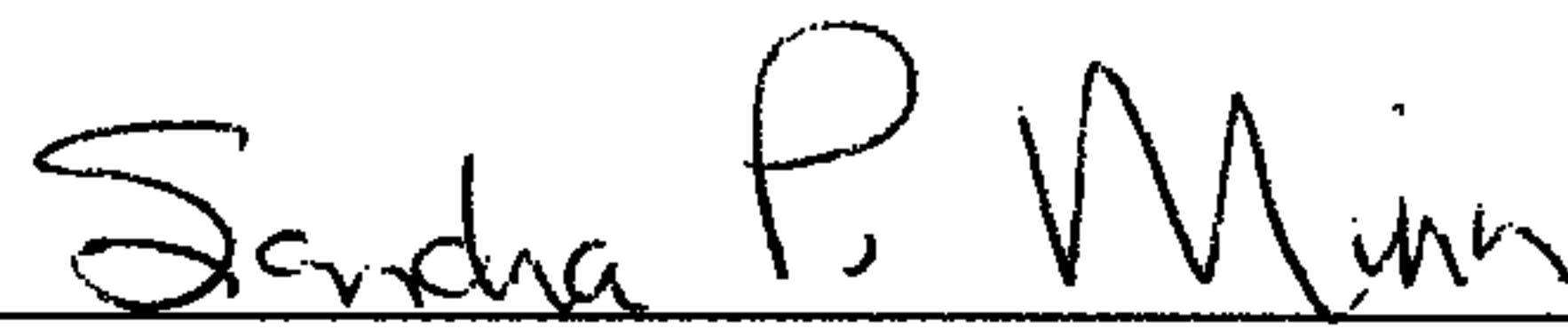


 MELISSA G. MCGEE

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, SANDRA P. MINOR, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 8th day of May 2023 acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): MELISSA G. MCGEE.





 Notary Public: Sandra P. Minor
 My commission expires: 03-28-2027