

HARNETT COUNTY TAX ID#

010536 0064 61

7/25/22 BY TC

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
07/25/2022 at 11:49:24 AM
Bk 4160 Pg 259-260 (2)
Fee Amt: \$26.00
Excise Tax: \$160.00
INSTRUMENT # 2022105763
TRUDI WESTER



NORTH CAROLINA GENERAL WARRANTY DEED

The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinion as to title or tax consequence.

Excise Tax: \$-160.00-

Parcel Identifier No.: 0536-61-8922.000

PID No. 010536006401

Verified by Harnett County Register of Deeds on the 25th day of July 2022.

By:

Prepared by: Buzzard Law Firm, 728 S. Main Street/P.O. Box 700, Lillington, NC 27546, No Title Search

Brief description for the Index: 15 acres Tract Two Elliott Bridge Road, Harnett County

THIS DEED made this the 25th day of July 2022, by and between

GRANTORS	GRANTEES
SPENCER ANTHONY BUZZARD ALLYSON GRACE BUZZARD 1245 Keith Hills Road Lillington, N.C. 27546	ROSE O'NEAL 476 Basket Oak Drive Bunnlevel, NC 28323

The designation Grantors and Grantees 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 Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract Two, containing approximately 15.0 acres according to the survey and plat by Robinson & Plante, P.C. dated November 29, 2004, and entitled, "Exempt Subdivision Map for Thomas J. Stanley, Jr. and wife Linda M. Stanley Property Tracts 1 + 2" and recorded in Map Book 2004 Page 1328, Harnett County Registry.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 3507, Page 280, Harnett County Registry, North Carolina. See also the estate of Linda Stanley (File No. 15 E 795, Harnett County) and Deed Book 1212, Page 838 and Book 1212 Page 841, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- d. Such facts that would be revealed by a recent survey on the subject tract by a registered land surveyor.

RESTRICTIVE COVENANTS AND AGREEMENTS: The Property is being sold subject to these restrictions, to which Grantee agrees, which shall run with the land and which shall only be enforceable by Grantors:

- a. Only single-family residences shall be constructed on the property with no mobile homes allowed.
- b. No more than one home contain less than 1,500 square feet shall be constructed on the property.
- c. No other buildings or construction of any type shall be built on the property other than fencing which, shall not be erected within twenty feet (20') of any property line shared between Tracts 1 and 2.
- d. Nothing herein shall prevent the construction of one detached garage and one shed per single-family unit built, provided that neither any garage nor any shed shall have a bottom floor more square footage exceeding 1,000 square feet.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal the day and year first above written.

Spencer Anthony Buzzard (SEAL)
 SPENCER ANTHONY BUZZARD

Allyson Grace Buzzard (SEAL)
 ALLYSON GRACE BUZZARD

SEAL-STAMP

**STATE OF NORTH CAROLINA
HARNETT COUNTY**

I, Cheryl B. Irvin, a Notary Public for said County and State do hereby certify that Spencer Anthony Buzzard and Allyson Grace Buzzard, Grantors, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing instrument. Witness my hand and official Seal, this the 25th day of July 2022.

Cheryl B. Irvin

 NOTARY PUBLIC

My Commission Expires: 8-27-2025

