

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

HARNETT COUNTY TAX ID #
130630 0070 02
130630 0071

03/24/2023 04:12:06 PM NC Rev Stamp: \$560.00
Book: 4186 Page: 2784 - 2787 (4) Fee: \$26.00
Instrument Number: 2023004546

03-24-2023 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 560.00

Parcel Identifier No. 1306300070/ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: LOT Tract 3/ Tract 4 Joe Collins 11.30 acres.

THIS DEED made this 24th day of March, 2023, by and between

GRANTOR
Joshua M. Quinn, and spouse
Rebecca B. Quinn
905 Joe Collins Road
Lillington, NC 27546

GRANTEE
David W Cerrillos, and spouse
Margaret H. Cerrillos
1010 Joe Collins Road, Lots 3&4
Lillington, NC 27546

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Lillington, _____ Township, Harnett County, North Carolina and more particularly described as follows:

See Attached Exhibit "A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3664 page 344.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 17 page 16.

Page 1 of 2

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Joshua M. Quinn (SEAL)
Print/Type Name: Joshua M. Quinn

By: _____
Print/Type Name & Title: _____ Rebecca B. Quinn (SEAL)
Print/Type Name: Rebecca B. Quinn

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Joshua M. Quinn and Rebecca B. Quinn personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of March, 2023.

My Commission Expires: _____
(Affix Seal)



Lance Fife Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

Exhibit A

BEING all of Tract #3 containing 11.30 acres as shown on map entitled, "Division of W. D. Hawley Estate", prepared by Piedmont Engineering Company, Dunn, North Carolina, dated December 4, 1971 and recorded in Map Book 17, Page 16, Office of Register of Deeds of Harnett County, North Carolina on December 23, 1971, to which map reference is made for a more particular description by metes and bounds.

PIN: 0630-59-3677.000

BEING all of Tract #4, containing 11.30 acres as shown on map entitled, "Division of W. D. Hawley Estate", prepared by Piedmont Engineering Company, Dunn, North Carolina, dated December 4, 1971 and recorded in Map Book 17, Page 16, Office of Register of Deeds of Harnett County, North Carolina on December 23, 1971, to which map reference is made for a more particular description by metes and bounds.

PID: 0630-59-5545.000

Pursuant to Addendum A of that certain Offer to Purchase and Contract - Vacant Lot/Land by and between Grantor and Grantee, dated on or about March 17, 2023 (the "Agreement"), subsequent to the recordation of this deed, Grantor shall convey to Grantee a septic system easement on lands of Grantor, evidenced by a Septic System Easement Agreement. The Addendum A is attached hereto as Exhibit B and incorporated herein by reference. The obligations of Grantor and Grantee for the conveyance of the septic system easement contained in the Agreement expressly survive closing and the recordation of this deed, and shall not be extinguished by merger or any other legal doctrine.

Exhibit B

ADDENDUM - A

ADDENDUM TO OFFER TO PURCHASE AND CONTRACT
1010 Joe Collins Road, Lillington, NC ("Property")
Joshua M. Quinn and Rebecca B. Quinn ("Seller")
David W. Cerrillos and wife, Margaret H. Cerrillos ("Buyer")

THIS ADDENDUM TO OFFER TO PURCHASE AND CONTRACT (the "Addendum") is attached to and made a part of the Offer to Purchase and Contract of even date herewith (the "Agreement") by and between David W. Cerrillos and wife, Margaret H. Cerrillos ("Buyer"), and Joshua M. Quinn and Rebecca B. Quinn ("Seller"). Should there be any inconsistent terms or provisions between the Agreement and this Addendum, the terms and provisions of this Addendum shall govern and control. Unless required otherwise by the context, references in this Addendum to the Agreement mean the Agreement, as amended and supplemented by this Addendum. In consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer and Seller agree that the following terms are hereby added and incorporated into the Agreement as follows:

The Property does not contain sufficient suitable soils for a septic tank and appurtenances thereto, to serve Buyer's intended use of the Property. Seller agrees to convey the Property to Buyer together with a perpetual septic system easement (the "Septic System Easement") over, across and under that property owned by Seller commonly known as 853 Joe Collins Road, Lillington, NC (Harnett County PIN#0631-41-4481.000). After Closing, the Septic System Easement area and location shall be agreed to by Buyer and Seller and shall have sufficient size for septic system serving a 6 bedroom single family home, as determined by the governmental officials of Harnett County. Within 120 days after Closing, Seller shall cause to be installed a steel conduit (or other type of conduit as may be required by Harnett County and/or the North Carolina Department of Transportation) under Joe Collins Road for the purpose of transmitting sanitary sewer from the Property to the Septic System Easement area. The installation shall be designed, permitted and constructed so as to transmit sanitary sewer from the Property to the Septic System Easement. Seller shall be responsible for obtaining all permits necessary for installing the conduit and pay all costs associated with the design, permitting and installation. Within 30 days after the completion of the installation of conduit and the identification of the Septic System Easement, Buyer and Seller shall enter into and execute a Septic System Easement Agreement substantially in the form as attached hereto as Addendum - B and incorporated herein by reference. The obligations, provisions and conditions contained herein this Addendum - A shall survive Closing and the deed conveying the Property from Seller to Buyer shall include notation of the existence of the agreement to grant and convey the Septic System Easement.

AGREED AND ACKNOWLEDGED TO BY:

SELLER:

Authentisign
Joshua M Quinn

Date: 03/17/2023

Joshua M. Quinn, Seller

Date: 03/17/2023

Rebecca B Quinn
Rebecca B. Quinn, Seller

Date: _____

BUYER:

DocuSigned by:
David W Cerrillos

Date: 3/15/2023

Margaret H Cerrillos

Date: 3/15/2023

Margaret H. Cerrillos