

HARNETT COUNTY TAX ID #
099565 0126

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/15/2023 02:48:26 PM NC Rev Stamp: \$180.00
Book: 4192 Page: 2126 - 2127 (2) Fee: \$26.00
Instrument Number: 2023007619

05-15-2023 BY: TC

Brief Legal: 20.93 acres
Prepared by: Whitaker & Hamer, PLLC , 216 US HWY 70 W, Garner, NC 27529
Mail to: Grantee
Excise Tax: \$180.00
Parcel ID: 099565 0126
All or a portion of the property conveyed herein DOES or DOES NOT include the Grantor's primary residence.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this, the 10 day of May, 2023, by and between:

GRANTOR:
Kramer Properties LLC
A South Carolina LLC
1275 Abercorn Trace
Mount Pleasant, SC 29466

GRANTEE:
Andrew Demont Woodard and spouse Lori
Woodard
155 Arbor Loop
Angier, NC 27501

The designation Grantor and Grantee as used herein shall include said parties, heirs, successors, and assigns, 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 and sufficiency 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 acquired by the Grantor by deed recorded in , Harnett Register of Deeds, and more particularly as follows:

BEING all of tract containing 24.32 acres, as shown on map entitled "David Earl Sawyer Property Johnsonville TWP. Harnett Co. NC" dated October 17, 1994 recorded in Plat Cabinet F Slide 336C, Harnett County Registry

LESS AND EXCEPT

BEING all Tract 4A containing 2.42 acres as shown on "Survey for Donna H. Williams" dated April 15, 2022, by Melvin A. Graham, PLS, and recorded in Map Number 2002-449,

submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
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 Registry.
Parcel ID: 099565 0126

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

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:

- (1) Subject to ad valorem taxes; and
- (2) Subject to any easements, restrictions, covenants and rights-of-way of record.

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

Kramer Properties LLC, A South Carolina LLC

BY: Sam Foley

STATE OF Virginia
COUNTY OF Spotsylvania

I, Jody Smith, a Notary Public, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Teena Raley, the Transactions Coordinator of Kramer Properties LLC.

Witness my hand and official seal, this the 10 day of May, 2023.

Jody Smith
Notary Public
My Commission Expires: July 31, 2026
Affix stamp/seal:

