

HARNETT COUNTY TAX ID#

100559004504
and others

BY Sim



Instrument #: 2023012274
Recorded: 07/26/2023 04:43:19 PM
Fee Amt: \$26.00 Page 1 of 5
Excise Tax: \$160.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4201 PG 1419 - 1423 (5)

Excise Tax \$ 160.00

Recording Time, Book and Page

Parcel Identifier No: 10-0559-0045-04; 10-0559-0045-05; 10-0559-0045-15; 10-0559-0045-16; 10-0559-0045-17;
10-0559-0045-20; 10-0559-0045-27; 10-0559-0045-28

Mail after recording to **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**
This instrument was prepared by **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

Brief Description for the index: Lots 39, 40, 50, 51, 52, 55, 62 & 63
Stockyard Rd Estates II, Phase 2, Map 2002-89

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of July 2023 by and between

GRANTOR	GRANTEE
Gwendolyn Leigh Byrd, widow, both individually and as the Administratrix of the Estate of Jimmy Lynn Byrd; Aaron Landon Byrd, single; Heather Morgan Byrd Creasy and husband, Carlton Ray Creasy, III 3450 Leaflet Church Rd Broadway, NC 27505	SBM Homes, LLC, a North Carolina Limited Liability Company 301 Fayetteville St, Suite 1700 Raleigh, NC 27601

Enter in appropriate block for each party: name, 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 or parcel of land situated in Lillington Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

DEED FROM HEIRS OF JIMMY LYNN BYRD TO SBM HOMES, LLC

A map showing the above described property is recorded at **Map Book # 2002-89, Harnett County Registry.**

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

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

Gwendolyn Leigh Byrd (SEAL)
Gwendolyn Leigh Byrd, Individually and as
Administratrix of the Estate of Jimmy Lynn Byrd

Aaron Landon Byrd (SEAL)
Aaron Landon Byrd

State of North Carolina, County of Harnett

I, Laura L James a Notary Public of the County and State aforesaid, certify that **Gwendolyn Leigh Byrd** personally appeared before me this day, **both individually and in her capacity as Administratrix of the Estate of Jimmy Lynn Byrd** and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of July, 2023.

NOTARY
SEAL-STAMP →



Laura L James
Signature of Notary Public

Laura L James
Printed Name of Notary Public

My Commission Expires: 06/11/2028

State of North Carolina, County of Harnett

NOTARY
SEAL-STAMP



I, Laura James a Notary Public of the County and State aforesaid, certify that **Aaron Landon Byrd** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of July, 2023.



Laura L. James
Signature of Notary Public

Laura James
Printed Name of Notary Public

My Commission Expires: 04/11/2028

Heather Morgan Byrd Creasy (SEAL)
Heather Morgan Byrd Creasy

Carlton Ray Creasy, III (SEAL)
Carlton Ray Creasy, III

State of ILLINOIS

County of St. Clair

I, Lean Nielson-Hanan a Notary Public of the County and State aforesaid, certify that Heather Morgan Byrd Creasy and Carlton Ray Creasy, III personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19 day of July, 2023.

Lean Nielson-Hanan
Signature of Notary Public

Lean Nielson-Hanan, SJA, USAF
Printed Name of Notary Public

My Commission Expires: 08/19/2025



Exhibit "A"

Harnett County Parcel ID Nos: 10-0559-0045-04; 10-0559-0045-05; 10-0559-0045-15; 10-0559-0045-16; 10-0559-0045-17; 10-0559-0045-20; 10-0559-0045-27; 10-0559-0045-28

Being all of Lots 39, 40, 50, 51, 52, 55, 62, and 63, as shown upon that plat of survey entitled, "Stockyard Road Estates II, Phase Two" by Mickey R. Bennett, PLS, and recorded at Map Book 2002-89, Harnett County Registry.

Being a part of that property conveyed to Jimmy L. Byrd and wife, Tonya H. Byrd by that deed recorded at Book 1562, Page 732, Harnett County Registry. Tonya H. Byrd quitclaimed all her interests in the described property to Jimmy Lynn Byrd by that quitclaim deed recorded at Book 2960, Page 377, Harnett County Registry.

Jimmy Lynn Byrd died intestate leaving as his heirs of law, his wife, Gwendolyn Leigh Byrd, and his children, Heather Morgan Byrd Creasy and Aaron Landon Byrd (see Harnett County Estate file # 23E001228-420).