

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/27/2023 02:45:56 PM NC Rev Stamp: \$110.00
Book: 4201 Page: 1976 - 1978 (3) Fee: \$26.00
Instrument Number: 2023012358

HARNETT COUNTY TAX ID#
139690 0096 01

07-27-2023 BY SM

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 139690-0096-01 (part of)

Mail after recording to L. Holt Felmet, P.O. Box 1689
Lillington, NC 27546

This instrument was prepared by L. Holt Felmet

Brief Description for the
index

Lot#1, Lemar McNeill; Map#2023-32;
Upper Little River Township

Revenue: \$110.00

THIS DEED made this July 21, 2023, by and between

GRANTORS

LEMAR McNEILL, widow, and
SHERRY McNEILL (who took title as
SHERRY McNEILL BABER), unmarried
173 Knollwood Lane
Broadway, North Carolina 27505

Submitted electronically by Adams, Howell,
Sizemore & Adams, P.A. in compliance with
North Carolina statutes governing recordable
documents and the terms of the submitter
agreement with the Harnett County Register of
Deeds.

GRANTEES

Sherrie Lynn Orcutt and husband,
DONALD ROBERT ORCUTT
119 E. Sour Wood Drive
Brown Summit, North Carolina 27214

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 Grantors, 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 Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

PARCEL # 139690-0096-01

PROPERTY ADDRESS: 580 McNeill Mill Rd., Broadway, NC 27505

DESCRIPTION

BEING all of Lot 1, containing 1.51 acres, as shown on that map entitled "Minor Subdivision Survey for Lemar McNeill, Sherry McNeill Baber" and recorded as Map #2023-32, Harnett County Registry.

There is a 20' easement within the South and Northwest portions of the subject tract as shown on Map #2016-371 and on Map #2023-32. This conveyance is subject to the rights of others to use that easement to the extent any part of the easement lies within the boundary of the above described Lot 1.

Pursuant to N.C.G.S. § 105-317.2, the above described property does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 3469, Page 810, Harnett County Registry.

A map showing the above described property is recorded in Map #2023-32, Harnett County Registry.

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:

- 1. 2023 and subsequent years ad valorem tax.
- 2. Usual highway, telephone and utility easement of record.

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

Lemar McNeill (SEAL)
 Lemar McNeill

Sherry McNeill (SEAL)
 Sherry McNeill
 fka. Sherry McNeill Baber

NOTARY
STAMP-SEAL

STATE OF NORTH CAROLINA, COUNTY OF HARNETT



I, the undersigned, a Notary Public, do hereby certify that Lemar McNeill, grantor, 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.

Betty K. Temple
 Notary Public

My commission expires: 7-23-2024

STATE OF NORTH CAROLINA, COUNTY OF HARNETT

NOTARY
STAMP-SEAL



I, the undersigned, a Notary Public, do hereby certify that Sherry McNeill, grantor, 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.

*Fka Sherry McNeill Baber

Betty K. Temple
Notary Public

My commission expires: 7-23-2024

Deed Registration for 580 McNeill Mill R...

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Transaction Detail

8/20/23, 6:48 AM



Transaction Roadmaps Documents Comments



Eric Liang
580 McNeill Mill Road
Broadway, NC 27505
eric@triton.co

\$55,000.00

Message

Property

Address: 580 McNeill Mill Road Broadway, NC 27505
ID: 4142741
MLS ID: LP707652
MLS Live Date: 07-01-2023
Created Date: 07-27-2023
Transaction Amount: \$55,000.00

Team

AGENT
Eric Liang
Sales@TRITON Realty Group
% (240) 994-9196
Message

HOME INSPECTION
-2
ATTORNEY
Adams Howell
Holly Rothbone
% (919) 639-9663
LENDER
CASH - NO LENDER
CASH
% 555-555-5555
% 555-555-5555

Services

AGENT
Eric Liang
SALE@TRITON REALTY GROUP
% (240) 994-9196
Message

PIN 9691-10-7819.000
PID 139690-009601

https://client.sisu.co/app/transaction/4142741/detail



Harnett County GIS

PID: 139690 0096 01
PIN: 9691-10-7819.000
Account Number: 1500057903
Owner: ORCUTT SHERRIE LYNN & ORCUTT DONALD ROBERT
Mailing Address: 119 E SOURWOOD DR BROWNS SUMMIT, NC 27214-9729
Physical Address: 580 MCNEILL MILL RD BROADWAY, NC 27505 ac
Description: LOT#1 LEMAR MCNEILL AND SHERRY BABER MAP#2023-32
Surveyed/Deeded Acreage: 1.51
Calculated Acreage: 1.41
Deed Date: 1690434000000
Deed Book/Page: 4201 - 1976
Plat(Survey) Book/Page: 2023 - 32
Last Sale: 2023 - 7
Sale Price: \$55000
Qualified Code: Q
Vacant or Improved: V
Transfer of Split: T
Actual Year Built:
Heated Area : SqFt
Building Count : 0

Building Value: \$0
Parcel Outbuilding Value: \$0
Parcel Land Value: 41590
Market Value: \$41590
Deferred Value: \$0
Total Assessed Value: \$41590
Zoning: RA-30 - 1.41 acres (100.0%)
Zoning Jurisdiction: Harnett County
Wetlands: No
FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: Yes
Elementary School: Boone Trail Elementary
Middle School: Western Harnett Middle
High School: Western Harnett High
Fire Department: Boone Trail
EMS Department: Medic 12, D12 EMS
Law Enforcement: Harnett County Sheriff
Voter Precinct: Boone Trail
County Commissioner : Lewis Weatherspoon
School Board Member: Duncan Jagers

