

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Jul 30 10:39 AM NC Rev Stamp: \$ 1919.00
Book: 4021 Page: 729 - 731 Fee: \$ 26.00
Instrument Number: 2021017623

HARNETT COUNTY TAX ID#
050635 0023 02

07-30-2021 BY SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1919.00

**Tax Identification Number: Tract 1R: out of/a portion of PID:050635 0040 02
Tract 3B: PID: 050635 0023 11 & PID 050635 0023 08
Tract 2BR out of/a portion of PID: 050635 0023 02**

Prepared by/Mail to: Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526
(no title search performed; no title opinion given; no tax advice given)

Brief Description for the index

Lots 1R, 3B, 2BR as shown on MAP#2021-319

THIS DEED made this 29th day of July, 2021, by and between

GRANTOR

GRANTEE

ROBERT D. POWELL, II, and wife,
LINDSAY T. POWELL
1223 Oakridge Duncan Road
Fuquay Varina, NC 27526

STANCIL BUILDERS, INC., a North Carolina
Corporation
466 Stancil Road
Angier, NC 27501

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 Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor.
The property hereinabove described was acquired by Grantor by instrument recorded in Book 2907-251; Book 3672, Page 755; Book 3552-782 and Book 3647-297, Harnett County Registry.
A map showing the above described property is recorded in Map# 2021, Page 319

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.

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. All easements, covenants, restrictions and right of ways of record;
2. 2021 ad valorem taxes;
3. All matters as shown in Map#2021, page 319, Harnett County Registry;
4. Right of way of Bakertown Road and Oakridge Duncan Road

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.

Robert D. Powell, II (SEAL)
 ROBERT D. POWELL, II
Lindsay T. Powell (SEAL)
 LINDSAY T. POWELL

NORTH CAROLINA
WAKE COUNTY

I, the undersigned notary public, do hereby certify that **ROBERT D. POWELL, II, and wife, LINDSAY T. POWELL**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 29th day of July, 2021.

Sandra P. Minor Notary Public
 Sandra P. Minor
 My commission expires: 28 March 2022

<p>Sandra P. Minor NOTARY PUBLIC Wake County, North Carolina</p>

EXHIBIT A

BEING all of Lot 1R, approximately 11.063± acres, Lot 3B, approximately 19.058± acres, and Lot 2BR, 16.781± acres, as shown on that map entitled: "Recombination Survey For Robert & Lindsay Powell and Melissa Baker Beasley", dated May 18, 2021, prepared by Benton W. Dewar and Associates, Professional Land Surveyor, and recorded at Map#2021, Page 319, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Together with any rights of ingress and egress granted by that easement agreement from Marie Baker and husband, Edward Ray Baker to Katie Baker Walker recorded in Deed Book 1110, Page 443, Harnett County Registry.

Deed References: Book 2907-251; Book 3672, Page 755; Book 3552-782 and Book 3647-297, Harnett County Registry.