

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2018 Feb 08 10:29 AM NC Rev Stamp: \$ 308.00  
Book: 3578 Page: 525 - 527 Fee: \$ 26.00  
Instrument Number: 2018001680

HARNETT COUNTY TAX ID #  
139680 0024  
139680 0072 04

02-08-2018 BY: CW

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$308.00**

**Tax Identification Number: 139680 0024 and 139680 0072 04**

Prepared by/Mail to: Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526

Brief Description for the index

2 Tracts

THIS DEED made this 1<sup>ST</sup> day of FEBRUARY, 2018, by and between

**GRANTOR**

LIANE H. BUCHANAN, an unmarried person  
3456 Hidden Acres Dr.  
Atlanta, GA 30340

**GRANTEE**

FERNANDO E. MEZA and wife,  
KIM M. MEZA  
25 Shadow Lane  
Whispering Pines, NC 28327-9359

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 or near the City of \_\_\_\_\_, Upper Little River 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 1399, page 741, Harnett County Registry.

A map showing the above described property is recorded in Map Number 2015, Pages 389 & 314.

Submitted electronically by "Adcock Law Firm, PA"  
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. 2018 ad valorem taxes;
- 3. All matters as shown in Map Book 2015, pages 389 and 314, Harnett County Registry;
- 4. Right of way of McLeod Road (NCSR# 1227) and Rosser Pittman Road (NCSR# 1215).

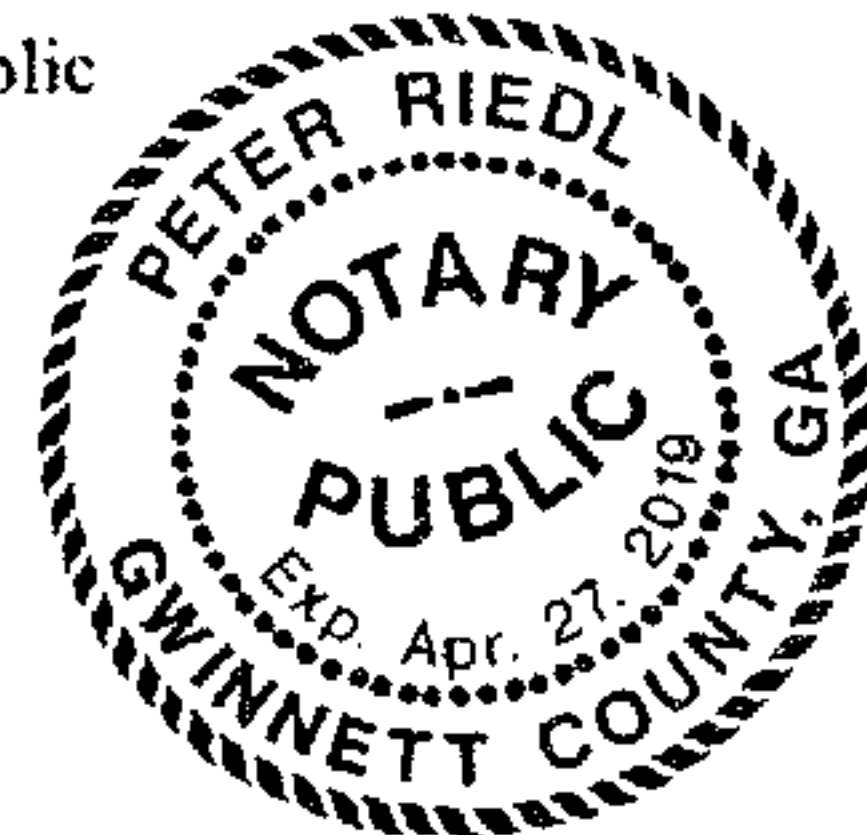
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

*Liane H. Buchanan by Diane Buchanan AIF*  
 \_\_\_\_\_ (SEAL)  
 Liane H. Buchanan by Diane Buchanan  
 Her Attorney in Fact

STATE OF Georgia  
 COUNTY OF Gwinnett

I, the undersigned notary public, do hereby certify that **Diane Buchanan Griffin (hereinafter called Attorney in Fact) acting as Attorney in Fact for Liane H. Buchanan, (hereinafter called Principal(s))** personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the **Principal(s)** and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the **Harnett** County Registry in **Book 3568, page 649** and that this instrument was executed under and by the virtue of the authority given by said instrument granting her power of attorney; that the said **Attorney in Fact** acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said **Principal(s)** herein set out. Witness my hand and notary seal or stamp this 5<sup>th</sup> day of February, 2018.

*[Signature]* \_\_\_\_\_ Notary Public  
 Printed Name: Peter Riedl  
 My commission expires: 04/27/2018



**EXHIBIT A**

**TRACT 1: Harnett PID# 139680 0024:**

BEING all of "SIXTH TRACT" containing 24.35± net, as shown on that plat entitled, "Survey for: Liane H. Buchanan," and recorded in Map Book 2015, page 389, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The above property also being the same property as conveyed to Donald Lee Buchanan et ux, in Deed Book 1399, page 741, Harnett County Registry and being all or a portion of Fifth Tract, Sixth Tract and Seventh Tract as therein described.

**TRACT 2: Harnett PID# 139680 0072 04:**

BEING all of and "FOURTH TRACT" containing 7.67± acres net, as shown on that plat entitled, "Survey for: Liane H. Buchanan" and recorded in Map Book 2015, page 314, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The above property also being the same property as conveyed to Donald Lee Buchanan et ux, in Deed Book 1399, page 741, Harnett County Registry and being all or a portion of Third Tract and Fourth Tract as therein described.