

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
02/12/2024 04:40:31 PM NC Rev Stamp: \$0.00  
Book: 4223 Page: 483 - 484 (2) Fee: \$26.00  
Instrument Number: 2024002253

HARNETT COUNTY TAX ID #  
O/O 070680 0125 03

02-12-2024 BY: MMC

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. O/O 070680 0125 03 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 24.113)

Brief description for the Index: Lot 3, 1.219 ac. +/-, Map No. 2024-9

THIS DEED made this: 12<sup>th</sup> day of February, 2024, by and between

GRANTOR

Brent Jay McMahill and wife,  
Tracey Leigh McMahill  
3005 NC 27 E  
Coats, NC 27521

GRANTEE

Jay McMahill and spouse,  
Dominique McMahill  
54 Stephen Norris Lane  
Coats, NC 27521

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Township, \_\_\_\_\_ County, North Carolina and more particularly described as follows:

BEING all of Lot 3, containing 1.313 acres total, 1.097 acres net, more or less, as shown upon that map entitled, "Lot Recombination Surveyed and Mapped for: Brent Jay McMahill Tracey Leigh McMahill," prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated 11-30-2023 and recorded in Map No. 2024-9, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

LESS AND EXCEPT:

BEING all of Area "A", containing 0.104 acre, more or less, as shown upon that map entitled, "Lot Recombination Surveyed and Mapped for: Brent Jay McMahill Tracey Leigh McMahill," prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated 11-30-2023 and recorded in Map No. 2024-9, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

Together with the 60' Easement as described in Deed Book 532, Page 218, Deed Book 587, Page 116, Deed Book 719, Page 780, Deed Book 825, Page 647, Deed Book 846, Page 244, Deed Book 1172, Page 765, Deed Book 2002, Page 277, Map Number 2003-2019, Map Number 2004-289, Map Number 2007-453 and Map Number 2017-285 and subject to 30' Powerline Easement as well as other covenants, easements and restrictions of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3539, Page 282,  
Harnett County Registry

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2024 page 9.

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, other than the following exceptions:

1. 2024 ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Brent (SEAL)  
 Print/Type Name: Brent Jay McMahon

By: \_\_\_\_\_ (Entity Name) Tracey McMahon (SEAL)  
 Print/Type Name: Tracey Leigh McMahon

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Brent Jay McMahon and Tracey Leigh McMahon personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12<sup>th</sup> day of February, 2024.

My Commission Expires: 4/23/2025 (Affix Seal)  Sheila S Pope Notary Public  
 State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

Matthew S. Willis Register of Deeds  
Harnett County, NC  
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HARNETT COUNTY TAX ID #  
O/O 070680 0125 05

02-12-2024 BY: MMC

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. o/o 070680 0125 05 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 24.113)

Brief description for the Index: Area "A", 0.104 ac. +/-, Map No. 2024-9

THIS DEED made this 12<sup>th</sup> day of February, 2024, by and between

#### GRANTOR

Mayhill Properties, LLC, a North Carolina  
Limited Liability Company  
3005 NC 27 E  
Coats, NC 27521

#### GRANTEE

Jay McMahonill and spouse,  
Dominique McMahonill  
54 Stephen Norris Lane  
Coats, NC 27521

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Grove \_\_\_\_\_ Township, \_\_\_\_\_ Harnett \_\_\_\_\_ County, North Carolina and more particularly described as follows:

BEING all of Area "A", containing 0.104 acre, more or less, as shown upon that map entitled, "Lot Recombination Surveyed and Mapped for: Brent Jay McMahonill Tracey Leigh McMahonill," prepared by Stancil & Associates, Professional Land Surveyor, P.A., dated 11-30-2023 and recorded in Map No. 2024-9, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

Together with the 60' Easement as described in Deed Book 532, Page 218, Deed Book 587, Page 116, Deed Book 719, Page 780, Deed Book 825, Page 647, Deed Book 846, Page 244, Deed Book 1172, Page 765, Deed Book 2002, Page 277, Map Number 2003-2019, Map Number 2004-289, Map Number 2007-453 and Map Number 2017-285 and subject to 30' Powerline Easement as well as other covenants, easements and restrictions of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3604, Page 269,

Harnett County Registry

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2024 page 9.

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, other than the following exceptions:

1. 2024 ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mayhill Properties, LLC  
a North Carolina Limited Liability Company \_\_\_\_\_ (SEAL)

By: Brent Jay McMahill \_\_\_\_\_ (Entity Name) Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: Brent Jay McMahill, Member/Manager Print/Type Name: \_\_\_\_\_ (SEAL)

By: Tracey Leigh McMahill \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Tracey Leigh McMahill, Member/Manager Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_  
State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_  
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Brent Jay McMahill and Tracey Leigh McMahill personally came before me this day and acknowledged that he is the Member/Managers of Mayhill Properties, LLC, a North Carolina or cooperation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of February, 2024.

My Commission Expires: 4/23/2025 \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_

