Matthew S. Willis Register of Deeds Harnett County, NC Electronically Recorded 02/06/2024 11:34:54 AM NO

02/06/2024 11:34:54 AM NC Rev Stamp: \$0.00 Book: 4222 Page: 1377 - 1378 (2) Fee: \$26.00

Instrument Number: 2024001875

HARNETT COUNTY TAX ID # 0/0 071610 0262 01

02-06-2024 BY: SM

## NORTH CAROLINA NON-WARRANTY DEED

| Excise Tax: \$0.00, no taxable consid.  |  |   |        |
|---|--|---|--------|
| Parcel Identifier No. Out of 071610 0262 01 By:   | Verified by                                  | County on the day of                          | , 2024 |
| Mail to: Grantee, 1083 Bailey Road, Coats, I  | NC 27521                                     |   |        |
| This instrument was prepared by: Jon Mendini a [ ] Property conveyed includes Grantors prima: | validly licensed NC Attory home, if checked. | omey  |        |
| THIS DEED made this day of  | 2024, by and                                 | between                                       |        |
| GRANTOR   | )  | GRANTEE                                       |        |
| Ralph Anthony Baker and spouse,<br>Norma Jean Baker   |  | ny Dale Baker and spouse,<br>ey Nickole Capps |        |
| Mailing Address:<br>1088 Bailey Road<br>Coats, NC 27521                                       | ) TBD  | erty Address:<br>Dailey Road<br>s, NC 27521   |        |
|   |  |   |        |

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 the City of \_\_\_\_, \_\_\_ Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT AREA-B, CONSISTING OF 1.97 ACRES +/-, WHICH IS SHOWN ON A MAP THEREOF ENTITLED "MINOR SUBDIVISION RALPH ANTHONY BAKER", AND RECORDED IN PLAT BOOK 2024, PAGE 34, HARNETT COUNTY REGISTRY.

## BK 4222 PG 1378

## DOC# 2024001875

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2768 Page 542.

A map showing the above-described property is recorded in Map Book 2024 Page 34.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

Ralph Anthony Baker

Orma J. Calen

Norma Jean Baker

| State of | NC         | County of Wake             |  |
|----------|------------|----------------------------|--|
| LUGUNA   | E Blackard | a Norman Public for the Co |  |

I, JONNA L VOCKER 2 a Notary Public for the County and State aforesaid, do hereby certify that Ralph Anthony Baker and Norma Jean Baker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this and day of February 2024.

Notary Public (print) Joanna Flathar My commission expires: 03/01