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This is your  
ORIGINAL WARRANTY DEED.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$249.00
Parcel ID:	9597-72-1817
Mail/Box to:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Prepared by:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	17.04 acres +/- County of Harnett State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 17 day of March, 20 23, by and between:

GRANTOR	GRANTEE
Thomas Irwin and wife, Frances Garvey-Irwin 364 Irwin Drive Lillington, NC 27546	Therese Perleberg and Ray Perleberg Property Address: Prairie Lane Lillington, NC 27546 Mailing Address: 133 Sandalwood Dr Spring Lake, NC 28390

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Lillington, Lillington City, Harnett County, North Carolina and more particularly described as follows (the "Property"):

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

BEING Lot A, containing 17.04 acres, more or less, according to a map entitled "Exempt Plat Frances Garvey Irwin & Thomas Irwin" prepared by B. Chan Choi, PLS L-5412 of Meta Geomatics, dated March 8, 2023; recorded March 14, 2023 in the Office of the Register of Deeds for Harnett County, North Carolina in Plat Book 2023 at Page 104, more particularly described as follows:

BEGINNING AT AN EXISTING IRON PIPE, SAID ROD HAVING NC GRID (NAD 83 2011) COORDINATES OF N: 572524.10' E:1996658.01' AND ALSO BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY YEOMAN GEORGE AS RECORDED IN DEED BOOK 3083 PAGE 335, HARNETT COUNTY REGISTRY AND THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY THOMAS IRWIN AND FRANCIS G. IRWIN AS RECORDED IN DEED BOOK 1237 PAGE 179, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID SHARED NORTHERN LINE N 80° 14' 33" E A DISTANCE OF 570.05' TO AN EXISTING IRON PIPE; THENCE N 79° 46' 01" E A DISTANCE OF 61.72' TO AN EXISTING IRON PIPE; THENCE N 80° 11' 38" E A DISTANCE OF 500.73' TO AN EXISTING IRON PIPE; THENCE N 78° 39' 17" E A DISTANCE OF 337.97' TO AN EXISTING IRON PIPE; THENCE N 11° 16'

49" W A DISTANCE OF 261.95' TO AN EXISTING IRON ROD; THENCE S 78° 42' 41" A DISTANCE OF 585.27' TO AN EXISTING IRON ROD; THENCE N 9° 51' 20" W A DISTANCE OF 50.13' TO AN EXISTING IRON ROD; THENCE S 78° 41' 13" W A DISTANCE OF 588.03' TO AN EXISTING IRON PIPE; THENCE N 12° 37' 04" E A DISTANCE OF 225.15' TO AN EXISTING IRON PIPE; THENCE S 76° 57' 09" W A DISTANCE OF 1350.51' TO AN EXISTING IRON PIPE; THENCE S 2° 23' 27" W A DISTANCE OF 480.11' TO THE POINT OF BEGINNING, CONTAINING 17.04 ACRES, INCLUSIVE OF 1.063 ACRES WITHIN PRIVATE ACCESS EASEMENT AS RECORDED IN PLAT 2018 PAGE 197

BEING PART OF THE SAME PREMISES conveyed unto Frances Garvey-Irwin and Thomas Irwin by Deed from Imperial Land Development, LLS dated December 29, 1999; recorded December 30, 1999 in the Office of the Register of Deeds for Harbett County, North Carolina in Book 1394 at Page 315.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1394 Page 315.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Thomas Irwin  
Name: Thomas Irwin

Frances Garvey-Irwin  
Name: Frances Garvey-Irwin

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Entity Name

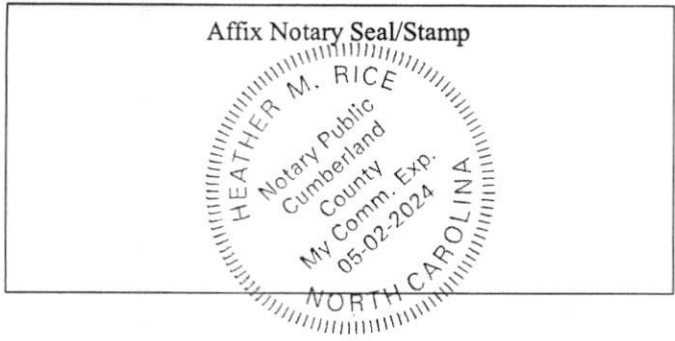
By: \_\_\_\_\_  
Name:  
Title:

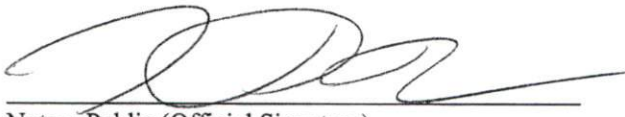
By: \_\_\_\_\_  
Name:  
Title:

STATE OF NORTH CAROLINA, COUNTY OF Cumberland

I, Heather M. Rice, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of March, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Thomas Irwin and Frances Garvey-Irwin



  
Notary Public (Official Signature)  
My commission expires: 5/2/2024



Matthew S. Willis Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 03/21/2023 09:50:52 AM  
 Book: 4186 Page: 831 - 833 (3)  
 Instrument Number: 2023004195

HARNETT COUNTY TAX ID #  
 030507 0067 52

NC Rev Stamp: \$249.00  
 Fee: \$26.00

03-21-2023 BY: TC

**NORTH CAROLINA GENERAL WARRANTY DEED**

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IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Thomas Irwin  
Name: Thomas Irwin

Frances Garvey-Irwin  
Name: Frances Garvey-Irwin

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Entity Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

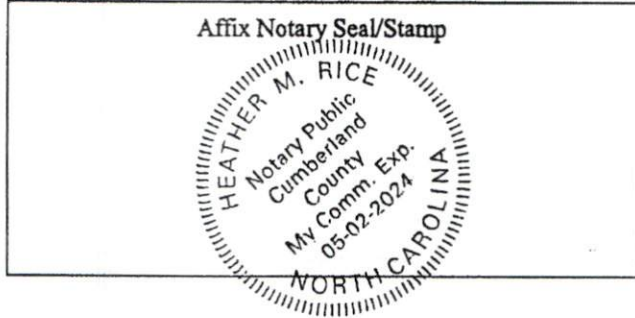
Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF Cumberland

I, Heather M. Rice, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of March, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Thomas Irwin and Frances Garvey-Irwin



*[Handwritten Signature]*

Notary Public (Official Signature)

My commission expires: 5/2/2024