

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

06/07/2023 02:15:08 PM

NC Rev Stamp: \$0.00

Book: 4195 Page: 975 - 976 (2) Fee: \$26.00

Instrument Number: 2023009064

HARNETT COUNTY TAX ID #
070599 0152 01
070599 0152 05

06-07-2023 BY: SM

67+ 97 Lilyanne Lane

NORTH CAROLINA GENERAL WARRANTY DEED

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

Parcel Identifier No. see below 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. 23.332)

Brief description for the Index: Lot 3 and Lot 4 Map No. 2018-339

THIS DEED made this 7 day of June, 2023, by and between

GRANTOR	GRANTEE
Denise C. Matthews and husband, Craig T. Matthews PO Box 399 Coats, NC 27521	Craig Matthews Realty, Inc., a North Carolina Corporation PO Box 399 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:

TRACT I
Parcel ID No.: 070599 0152 01
Property Address: 67 Lilyanne Lane, Coats, NC 27521

BEING all of Lot 3, containing 0.59 acre, more or less, as shown upon that map entitled, "Minor Subdivision For: Denise C. Matthews" prepared by J. Scott Walker, dated June 21, 2018 and recorded in Map No. 2018-339, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

TRACT II
Parcel ID No.: 070599 0152 05
Property Address: 97 Lilyanne Lane, Coats, NC 27521

BEING all of Lot 4, containing 0.58 acre, more or less, as shown upon that map entitled, "Minor Subdivision For: Denise C. Matthews" prepared by J. Scott Walker, dated June 21, 2018 and recorded in Map No. 2018-339, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3205, Page 703,

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 - 2018 page 339.

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. 2023 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.
- 3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

By: _____ (Entity Name) Denise C. Matthews (SEAL)
 Print/Type Name: Denise C. Matthews

By: _____ Craig T. Matthews (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: Craig T. Matthews

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type 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 Denise C. Matthews and Craig T. Matthews 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 7 day of June, 2023.

My Commission Expires: 08-28-2023
(Affix Seal)

EMILIE R RIDDLE
NOTARY PUBLIC
HARNETT COUNTY,
NORTH CAROLINA

Emilie R. Riddle
 Notary's Printed or Typed Name

State of North Carolina - County of HARNETT COUNTY,

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 _____

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: _____ Notary Public
Notary's Printed or Typed Name