

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

05/17/2022 08:12:27 AM

NC Rev Stamp: \$277.00

Book: 4151 Page: 283 - 285 (3)

Fee: \$26.00

Instrument Number: 2022100624

HARNETT COUNTY TAX ID #
080653 0125

05-16-2022 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 277

Parcel Identifier No. 080653 0125 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 3131 Rdu Center Drive, Suite 120, Morrisville, NC 27560

Brief description for the Index: Lot 3, Survey for Lois Bradley Puryear

THIS DEED made this 13th day of May, 2022, by and between

GRANTOR

GRANTEE

Wolfman's Brothers, LLC
a North Carolina limited liability company
2010 Ramblewood Drive
Apex, NC 27523

Mix Property Inc
a North Carolina corporation
Property Address: 6983 US 401 N
Fuquay-Varina, NC 27526
Mailing Address: 6526 Old Stage Road North
Angier, NC 27501

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 or near the City/Town of Fuquay-Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3973, Page 106.

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

A map showing the above-described property is recorded in Plat Book 2, Page 83.

Submitted electronically by "Arnette Law Offices, PLLC"
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, other than the following exceptions:

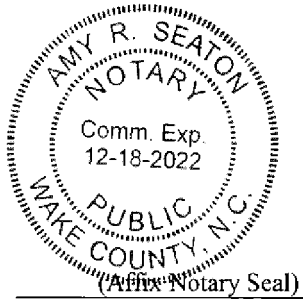
- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Wolfman's Brothers, LLC
a North Carolina limited liability company

By: [Signature]
Paul J. Puryear, Jr., Manager

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Paul J. Puryear, Jr. personally came before me this day and acknowledged that he is the Manager of Wolfman's Brothers, LLC, a North Carolina limited liability company, 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 13th day of May, 2022.



My Commission Expires: 12-18-22

[Signature]
Notary Public
Amy R. Seaton
Notary's Printed or Typed Name

EXHIBIT A

All that certain lot, parcel of land or condominium unit situated in or near the City/Town of Fuquay-Varina, Harnett County, North Carolina and more particularly described as follows:

Parcel 1:

BEGINNING at a stake in the old Atkin road and in the line of the late A.N. Bradley estate, the SW corner of the late O. Bradley house lot and runs thence with the line of the A.N. Bradley estate along the old Atkin Road South 35 degrees West 127 feet to a stake, a new corner, thence a new line S 64 degrees 45 minutes E 366 feet to a stake on the West edge of Highway No. 21 thence with the West margin of Highway No. 21 North 10 degrees 20 minutes E 127 feet to a stake in the line of the late O. Bradley thence with the O. Bradley line West 62 degrees 45 minutes W 330 feet to the beginning, containing one acre, more or less.

Being the same property as conveyed by Deed from R.T. Johnson to Paul Bradley and wife Josephine Harmon Bradley, recorded in Book 216, Page 270, Harnett County Registry.

Parcel 2:

BEGINNING at an iron stake in the middle of Atkins road, the same being the southwest corner of the one acre lot purchased by Paul Bradley and wife from R.T. Johnson, May 1926, as will appear by reference to deed recorded in Book 216, Page 270 Registry of Harnett County, and runs thence as the centre of the said Atkins Road, South 37 West sixty (60) feet to a stake, the same being a corner of the lot this day deeded to Stradley J. O'Connor; thence as the dividing line between this lot and the said Connor lot, and runs South 62 3/4 East 383 feet to a stake and corner at the edge of the right of way of State Highway No. 21; thence as said right of way North 23 3/4 East 60 feet to a corner of the Paul Bradley lot on which he now resides; thence as the line of his said residential lot North 62 3/4 West 366 feet to the beginning, containing one-half acre.

Being the same property conveyed by Deed from R.T. Johnson (unmarried) to Paul Bradley and wife Josephine Bradley recorded at Book 269, Page 549, Harnett County Registry.

THIS TRACT being the same property as Lot 3 as shown on that certain Survey for Lois Bradley Puryear, prepared by Thomas Lester Stancil, recorded in Plat Cabinet 2, Slide 83, Harnett County Registry.