

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/10/2023 04:23:11 PM NC Rev Stamp: \$259.00
Book: 4199 Page: 1274 - 1276 (3) Fee: \$26.00
Instrument Number: 2023011184

HARNETT COUNTY TAX ID #
080644 0060 06

07-10-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$259.00

Parcel Identifier No. 080644 0060 06 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. 23.272)

Brief description for the Index: Tract 3, Map No. 2023-40

THIS DEED made this 10th day of July, 2023, by and between

GRANTOR

GRANTEE

Mary Kristen Ashworth, widow
255 Old Mill Road
Fuquay-Varina, NC 27526

Mallorie Cubillos-Scott and husband,
Brandon Scott
6633 Rex Road
Holly Springs, NC 27526

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 _____, Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract 3, containing 5.615 acres, more or less, as shown upon that map entitled, "Minor Survey For: Mary & Jay Ashworth" prepared by Benton W. Dewar and Associates, Professional Land Surveyor, dated November 14, 2022 and recorded in Map No. 2023-40, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

ALSO CONVEYED as an appurtenance to Tract 3 is a non-exclusive 50' easement for purposes of ingress, egress and regress, and the installation, maintenance and repair of public and private utilities over and across the property of the Grantor, the centerline of which easement is more specifically described as follows:

BEGINNING at an iron stake set in the right of way of NCSR 1453 (Old Mill Road); thence South 74 degrees 56 minutes 28 seconds East 248.66 feet to a point; thence South 78 degrees 29 minutes 12 seconds East 376.11 feet to an iron stake set ; thence North 83 degrees 33 minutes 45 seconds East 284.78 feet to an iron stake set in the northern line of Tract 3 and the southwestern corner of Tract 2 as shown on Map No. 2023-40; thence along the common line of Tract 2 and Tract 3, South 88 degrees 56 minutes 05 seconds East 100.00 feet to the end of the above-described 50' easement, said easement being identified as a "Proposed 50' Ingress, Egress, Regress and Utility Easement" being a total of 50' in width (25' on either side of the above-described centerline), as shown upon that map entitled, "Minor Survey For: Mary & Jay Ashworth" prepared by Benton W. Dewar and Associates, Professional Land Surveyor, dated November 14, 2022 and recorded in Map No. 2023-40, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

ALSO CONVEYED as an appurtenance to Tract 3 is a 10' drainage easement over and across the property of the Grantor, which easement extends 10' off of the northern line of the above-described ingress, egress, regress and utility easement, the approximate location

of which is shown on "Exhibit A" attached hereto.

Jay Stephen Ashworth died July 19, 2022. See Death Certificate recorded in Book 2022, Page 4421, Wake County Registry. See also, Death Certificate of Lewin Rudolph Griffin recorded in Book 2006, Page 1137, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3741, Page 363,
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 2023 page 40.

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.

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

(Entity Name) Mary Kristen Ashworth (SEAL)
Print/Type Name: Mary Kristen Ashworth

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

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 Mary Kristen Ashworth 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 10th day of July, 2023.

My Commission Expires: 4/23/2025 (Affix Seal)
State of North Carolina - County or City of Harnett
OFFICIAL SEAL
Notary Public - North Carolina
County of Harnett
Sheila S Pope Notary's Printed or Typed Name
My Commission Expires 4-23-25

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

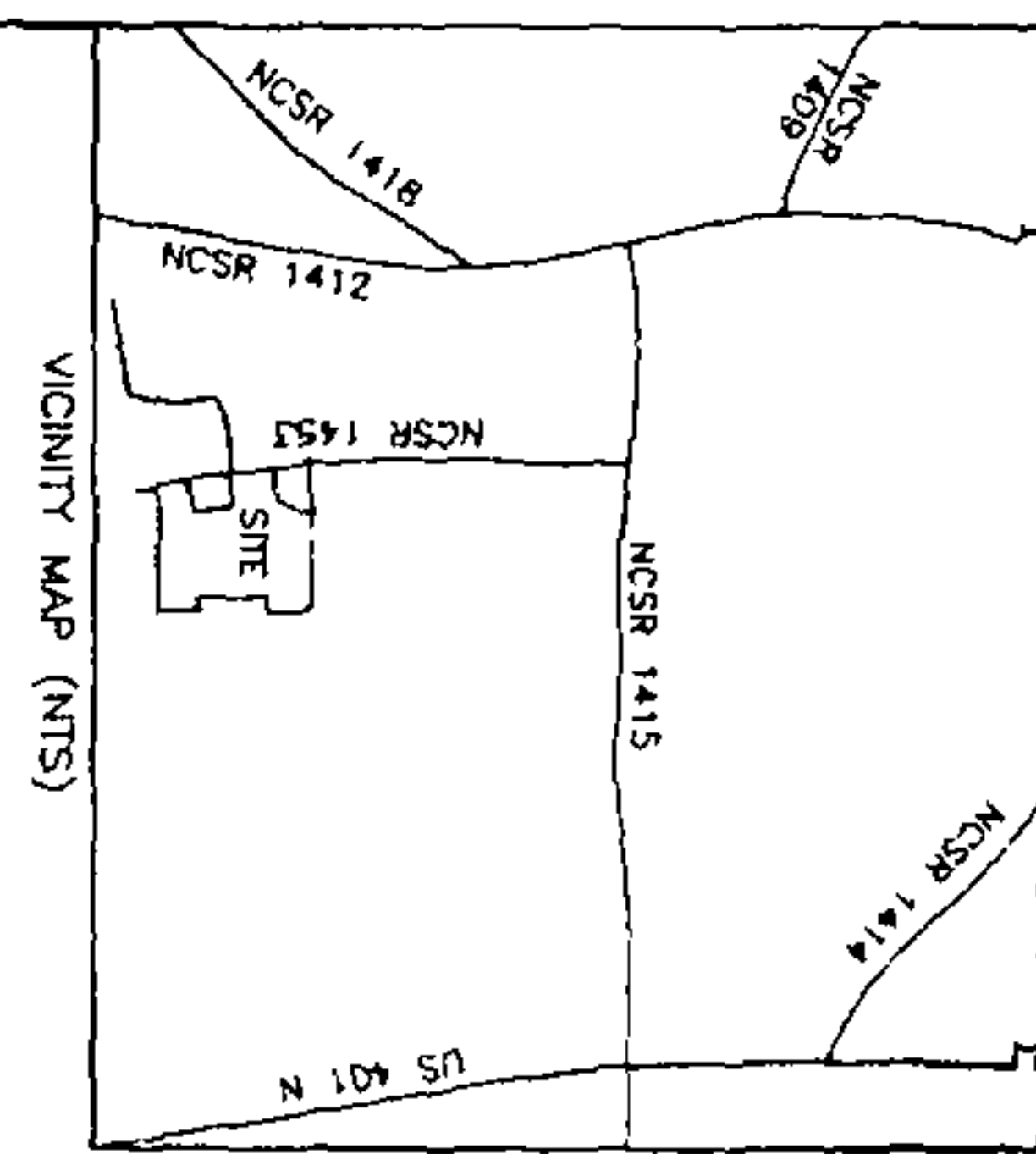
State of North Carolina - County or City of _____

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

EXHIBIT A

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



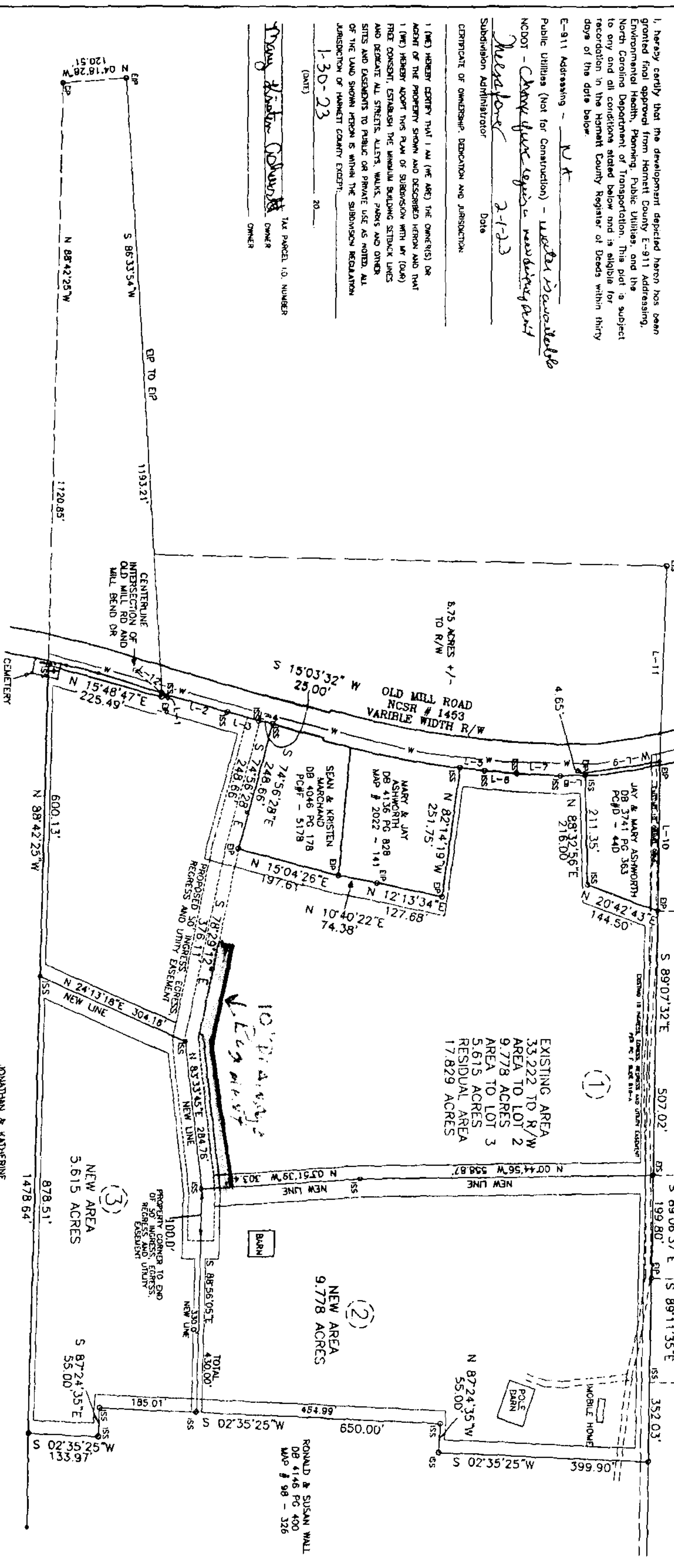
NOTES: AREA BY COORDINATES ESTABLISHED USING RTK GPS UNIT, CARLSON HORIZONTAL CONTROL TO NAD 83 USING GEOID 2018. THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS THAT IT MAY DISCLOSE AND OR BELOW GROUND UTILITIES AND OR EASEMENTS. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP # 37200644001. EFF DATE: 10/03/2006 ZONE X IN THE EVENT THAT A STRUCTURE (HOUSE) IS BUILT BY A DEVELOPER/CONTRACTOR FOR COMMERCIAL GAIN, AN APPROVED DRIVEWAY PERMIT MUST BE SECURED. LOT 2 & LOT 3 SHALL BE SERVED FROM THE PROPOSED INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT AS SHOWN ON PLAT. PROPERTY ZONED RA-30 SETBACKS: FRONT - 35', SIDE - 10', REAR - 25', STREET SIDE - 20'.

I, hereby certify that the development depicted herein has been granted final approval from Harnett County E-911 Addressing, Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-911 Addressing - NT
Public Utilities (not for construction) - Water Service Available
NCDOT - Check street signs - readdressing
Subdivision Administrator Melanie Jones Date 2-1-23
CERTIFICATE OF OWNERSHIP, EDUCATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I (WE AND) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEFINE ALL STREETS, ALLEYS, WALK, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:
1-30-23
(DATE)

Mary Kristine Ashworth THE PARCEL I.D. NUMBER
OWNER



LEGEND:

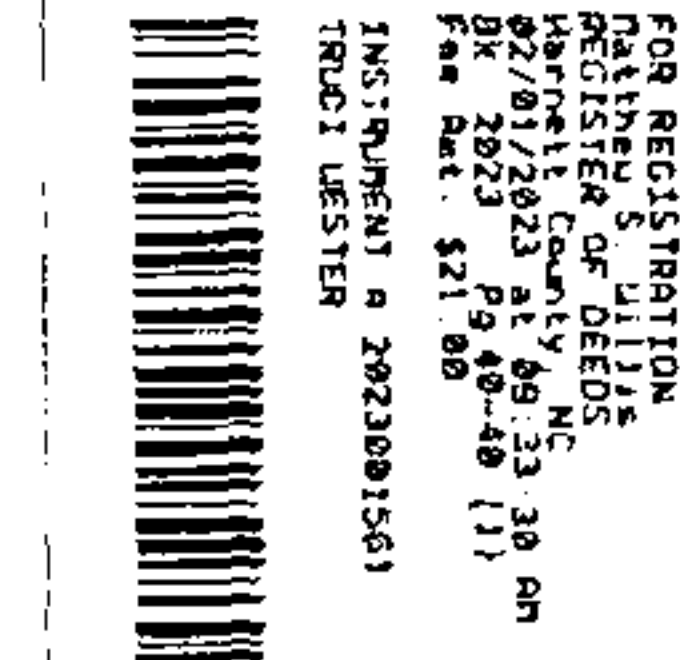
EIP	-	EXISTING IRON PIPE
EIS	-	EXISTING IRON STAKE
EXT	-	EXISTING
PG	-	PAGE
CC	-	CONTROL CORNER
CP	-	COMPUTED POINT
PC	-	PLAT CABINET
MB	-	MAP BOOK
DB	-	DEED BOOK
R/W	-	RIGHT OF WAY
SS	-	IRON STAKE SET
SF	-	SQUARE FEET
NTS	-	NOT TO SCALE

COURSE BEARING DISTANCE

L-1	S 86°33'54\"	8.19'
L-2	N 16°24'40\"	128.81'
L-3	N 16°00'12\"	63.60'
L-4	N 12°29'07\"	26.86'
L-5	N 07°14'44\"	47.23'
L-6	N 05°09'37\"	61.00'
L-7	N 02°44'33\"	82.90'
L-8	N 01°05'22\"	147.75'
L-9	N 08°52'09\"	288.29'
L-10	S 88°15'52\"	377.48'
L-11	S 40°12'12\"	66.88'

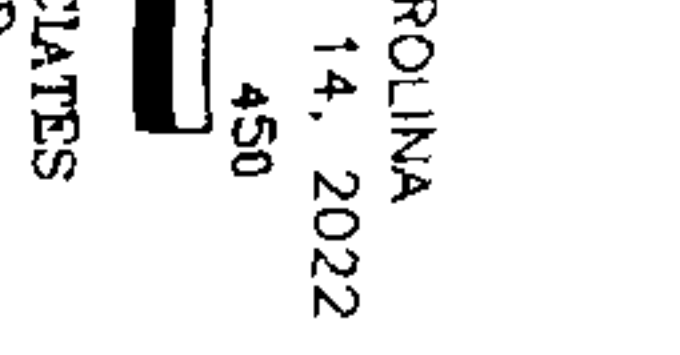
OTHER REFERENCES:
PC#1 - 816A
PC#2 - 811A
PC#3 - 853D

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND THAT IS REGULATED BY COUNTY ORDINANCES AND THAT IT COMPLIES WITH ALL APPLICABLE PARCELS OF LAND.
BENTON W. DEWAR NCPLS - 3040
I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 3741 PAGE 363 MAP 1 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK 3741 PAGE 363 THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 1ST DAY OF FEBRUARY A.D. 2023
BENTON W. DEWAR, NCPLS - 3040



State of North Carolina
County of Harnett
I, Nicholas Fowler Review Officer of Harnett County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.
Date 2-1-2023

MINOR SUBDIVISION FOR:
MARY & JAY ASHWORTH
PROPERTY OFF OLD MILL ROAD
FUQUAY-VARINA, NC 27526
DEED BOOK 3741 PAGE 363
PIN # 0644-67-4092.000
HECTOR'S CREEK TOWNSHIP
HARNETT COUNTY - NORTH CAROLINA
SCALE: 1" = 150' NOVEMBER 14, 2022



RECORDED IN MAP #2023-40 HARNETT COUNTY REG.