

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/11/2022 10:08:09 AM
Book: 4170 Page: 146 - 149 (4)
Instrument Number: 2022111275

HARNETT COUNTY TAX ID #
021528 0064 01

NC Rev Stamp: \$118.00
Fee: \$26.00

10-11-2022 BY: AG

Prepared by and mail to: Lynn Matthews, Attorney, 1103 W. Cumberland St., Dunn, NC 28334

EXCISE TAX: \$118.00 ✓
Parcel ID No.: 021528 0064 01 ✓

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 4th day of October, 2022, by and between **T & L COATS, LLC**, a NC Limited Liability Company whose address is 165 Sommerville Park Road, Raleigh, NC 27603, hereinafter called GRANTOR, and **TERRY JOSEPH BASS and wife, MELISSA DAWN BASS**, whose address is 199 Courtney Lane, Dunn, NC 28334, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Averagesboro Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3727, Page 935, Harnett County Registry.

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 except for the exceptions hereinafter stated.

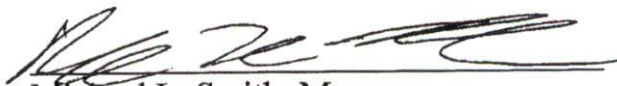
Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts as would be disclosed by a current survey of the real property described herein.
5. 2023 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

T & L COATS, LLC
A NC Limited Liability Company

By:

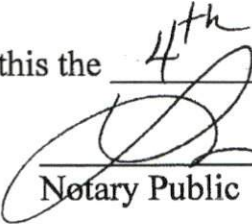

Michael L. Smith, Manager

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A Matthews, a Notary Public, do hereby certify that Michael L. Smith personally appeared before me this day and acknowledged that he is the Manager of T & L Coats, LLC, a NC Limited Liability Company, and that he as Manager, being authorized to do so executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and notarial seal, this the 4th day of October, 2022.



Notary Public

My Commission Expires: 05/31/26

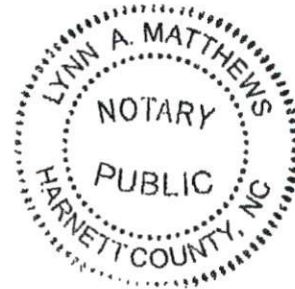


EXHIBIT "A"
LEGAL DESCRIPTION

Being that certain tract containing 1.21 acres as shown on Map titled "Property of Shiryl S. Peters", Averagesboro Township, Harnett County, North Carolina, prepared by W. Stanton Massengill, R. L. S. , Four Oaks, N.C. 27524, dated July 23, 1997 and recorded in Plat Cabinet F, Slide 765-B, Harnett County Registry.