

HARNETT COUNTY TAX ID #
0406630076 & 040663007901

05-10-2019 BY: SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 May 10 12:17 PM NC Rev Stamp: \$ 570.00
Book: 3696 Page: 273 - 274 Fee: \$ 26.00
Instrument Number: 2019006103

I, McCullers, Whitaker, & Hamer PLLC have confirmed the status of any delinquent taxes, if any, to be paid by the closing attorney, McCullers, Whitaker, & Hamer, PLLC, to the Harnett County Tax Collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: McCullers, Whitaker and Hamer, PLLC, 216 Highway 70, Garner, NC 27529
Parcel # 0406630076 & 040663007901, Harnett County File# 19-0420
Brief Index description: 2 tracts Homestead Rd Excise Tax: \$ 570

THIS WARRANTY DEED is made on the 10th day of May, 2019

by and between:

Alton Earl Cobb Jr,
An unmarried man
3001 U.S. Hwy 64W, Apex, NC 27523

(hereinafter referred to in the neuter singular as "the Grantor"); and,

Scott K Larkey and spouse **Matricia A Larkey,**
As tenants by entirety
15542 Lakeview Parkway
Findlay, OH 45840

(hereinafter referred to in the neuter singular as "the Grantee") :

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in Black River Township, Harnett County, North Carolina acquired by the Grantor by deed recorded in Book 1378, Page 100, and more particularly described as follows:

Tract One: (Parcel ID: 040663 0076)
Being all of Lot 30, Neills Creek Farms subdivision, Phase 1, as recorded in Plat Cabinet C, Slide 124-C of the Harnett County Registry.

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Tract Two: (Parcel ID: 040663 0079 01)

Beginning at a found iron pipe (control corner) near the East side of Neill's Creek and being the Southwest corner of Lot 30 and runs thence South 64 degrees 52 minutes 16 seconds East 530.00 feet to a found iron pipe (control corner) and runs thence South 79 degrees 55 minutes 50 seconds West 355.57 feet to a set re-bar and runs thence North 87 degrees 21 minutes 12 seconds West 209.48 feet to a found iron pipe near the East bank of Neill's Creek and runs thence near the East side of Neills Creek, North 26 degrees 29 minutes 58 seconds East 131.95 feet to a found iron pipe and runs thence North 00 degrees 11 minutes 49 seconds East 103.01 feet to a found iron pipe and runs thence North 19 degrees 45 minutes 43 seconds East 60.00 feet to the point of beginning, and is a 1.87 acre lot, which is a portion of Lot No. 33 of Neills Creek Farms as shown on plat recorded in Plat Cabinet D, Slide 111-C, Harnett County Registry, and as shown on survey of property of Ronald Edward Wheeler and wife Judy Adams Wheeler, dated July 9, 1990 made by Piedmont Surveying, Dunn, N.C.

Restrictive covenants recorded in Book 808, Page 292, and Book 947, Page 950, Harnett County Registry.

All or a portion of the property herein conveyed does not contain the primary residence of a Grantor.

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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Alton Earl Cobb Jr. (Seal) _____ (Seal)
 Alton Earl Cobb Jr

State of NC, WAKE County

I, a Notary Public of the County and State aforesaid, certify that **Alton Earl Cobb Jr**, Grantor(s), personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 10 day of MAY, 2019.

<<notary seal here>>

Notary public
 My commission expires: ~~7 JAN 2023~~
7 FEB 2023

