

HARNETT COUNTY TAX ID#



08 0653 0108-01

5-28-10 BY MT

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2010 MAY 28 02:49:33 PM
BK: 2748 PG: 302-305 FEE: \$25.00
NC REV STAMP: \$940.00
INSTRUMENT # 2010007323

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$940.00

Parcel Identifier No. 0038917 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, Attorney, Adams, Howell & Sizemore, P.A.

Brief description for the Index: Lot 3, Matthew and Karin Prince Property

THIS DEED made this 24th day of May, 2010, by and between

GRANTOR	GRANTEE
Randall Bischel and wife, Victoria Bishel	Jon F. Kerin and wife, Lynn J. Kerin
307 Burton Court Bloome, WI 54724	231 Shady Brook Lane Fuquay Varina, 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 or parcel of land situated in the City of Fuquay Varina, Harnett County, North Carolina and more particularly described as follows:

See Attached Schedule "A"

If checked, this property is the principal residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2350 Page 498.

A map showing the above described property is recorded in Plat Book 2005 Page 859 and Plat Book 2001 Page 3.

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2010 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

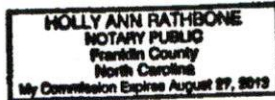
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Randall Bischel (SEAL)
Print/Type Name: Randall Bischel
By: _____
Print/Type Name & Title: _____ Victoria Bischel (SEAL)
Print/Type Name: Victoria Bischel

State of North Carolina - County of Franklin

I, the undersigned Notary Public of the County of Franklin and State aforesaid, certify that Randall Bischel and Victoria Bischel 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 24th day of May, 2010.

My Commission Expires: 8/27/2013
(Affix Seal)



Holly Ann Rathbone
Holly Ann Rathbone, Notary Public
Notary's Printed or Typed Name

SCHEDULE A - LEGAL DESCRIPTION

All the certain lot or parcel situated in the City of Piquette/Veneta, Hamilton County, North Carolina, and more particularly described as follows:

TRACT 1:

Being all of Lot 3 as shown on the plat entitled, "Recombination for Plat and John Phipps Property" by Theilard Engineering dated October 11, 2005 and recorded in Plat Book 2005, Page 859, Hamilton County Registry.

Along with all of Tract 8, containing 1.097 acres, more or less, as shown on map entitled, "Recombination Survey for John Arnold" and recorded in book of pages 2001, Page 3, Hamilton County Registry. This is the same property conveyed to Matthew Heshel Phipps and wife, Kari Ann Phipps by Deed from Arva Arnold and husband, Edgar Jack Arrowsood, dated March 27, 2002 and recorded in book 1506, Page 805, Hamilton County Registry.

TRACT 2:

Being all of Lot 3 as shown on the plat entitled, "Recreation by Gerald and Associates, Inc. dated February 22, 2005 and recorded in Plat Book 2005 page 169, Hamilton County Registry, to which reference is hereby made for a more complete description.

There is also conveyed an existing 80 foot access easement as shown upon a plat appearing of record at Map No. 2001 - 3, Hamilton County Registry, and an existing 30 foot easement which appends upon a plat appearing of record at Plat O'Brien F, Sheet 278D, Hamilton County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 05/28/2010 02:49:33 PM
Book: RE 2748 Page: 302-305
Document No.: 2010007323
DEED 4 PGS \$25.00
NC REAL ESTATE EXCISE TAX: \$940.00
Recorder: TRUDI S WESTER

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD



2010007323