

HARNETT COUNTY TAX ID#
010 080655 0132

11/10/22 BY TC

FOR REGISTRATION
 Matthew S. Willis
 REGISTER OF DEEDS
 Harnett County, NC
 11/10/2022 at 10:44:48 AM
 Bk 4173 Pg 946-948 (3)
 Fee Amt: \$26.00

INSTRUMENT # 2022113149
 KAYLA CORE



Excise Tax \$ 0.00 (GIFT)
 Tax Lot No _____ Parcel Identifier No. out of 0655-46-0137
 Verified by _____ County on the _____ day of _____, 20__ by _____

Mail after recording to: Grantee
 This instrument was prepared by: James S. Adcock III (without title search)
 James S. Adcock III, P.A.
 P.O. Box 1055, Fuquay-Varina, NC 27526

Brief Description for the index Tract 1, Keith Weathers Road

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 7th day of November 2022, by and between

GRANTOR	GRANTEE
James G. Weathers and wife, Susan B. Weathers 305 Keith Weathers Road Fuquay-Varina, NC 27526 <input type="checkbox"/> If checked, this property is a personal residence.	Ann Marie Summers and husband, David Bradley Summers 305 Keith Weathers Road Fuquay-Varina, NC 27526

Enter in appropriate block for each party: name, 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 of that certain lot or parcel of land situated in 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 817, Page 900, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

1. All general utility easements, covenants, and rights of way of record;
2. 2022 and subsequent years ad valorem real property taxes.

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

James G. Weathers (SEAL)
 James G. Weathers

Susan B. Weathers (SEAL)
 Susan B. Weathers

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James G. Weathers and Susan B. Weathers.

Witness my hand and official stamp or seal this 7th day of November, 2022.

Kelsey N. Baird Tavera Notary Public

Kelsey N. Baird Tavera (printed name)

My commission expires: 5/8/2023

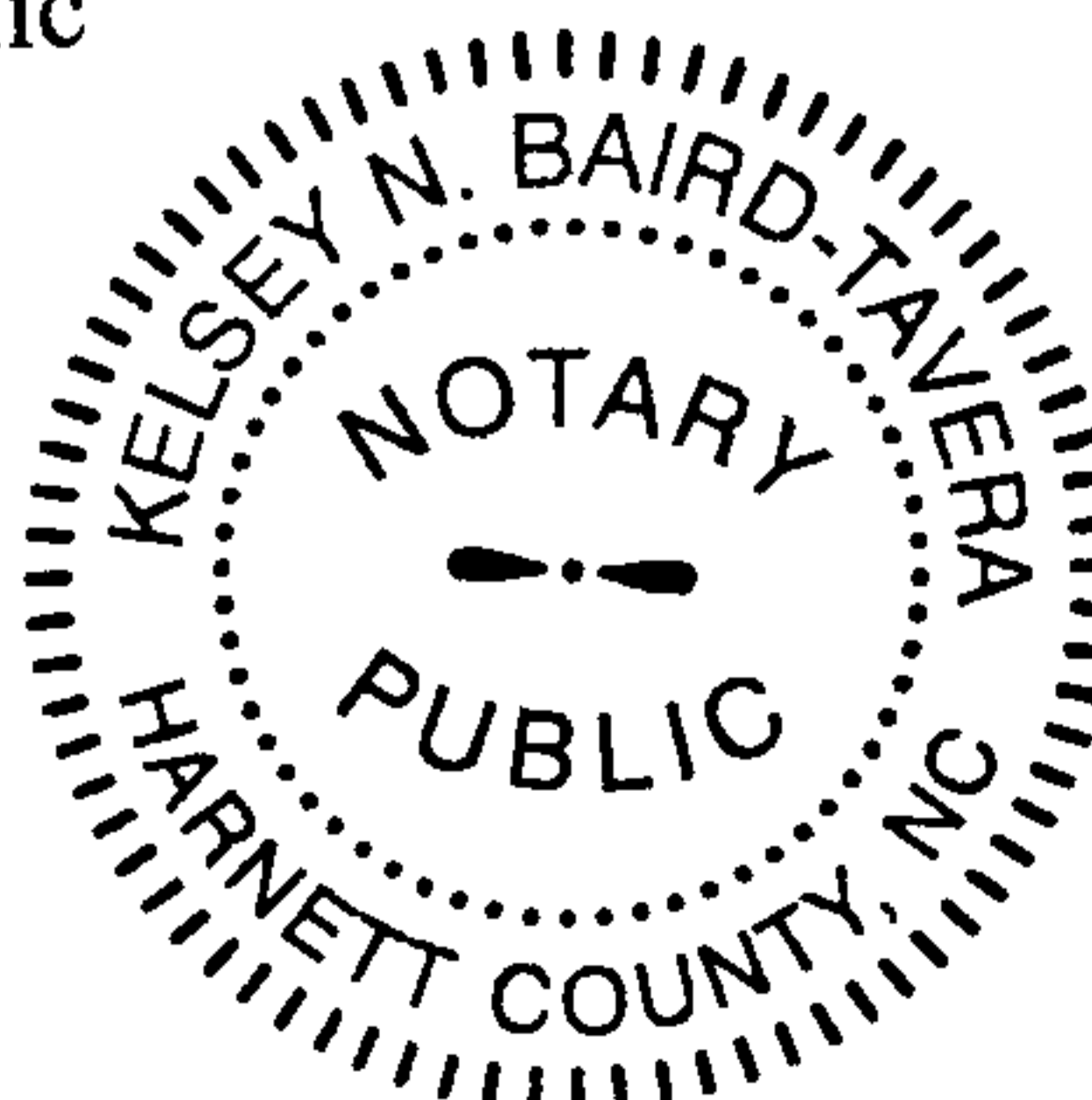


Exhibit A

Being all of Tract 1, containing 1.807 acres, as shown on that survey entitled "Recombination Plat For: James G. Weathers," dated March 2, 2022 by Mauldin-Watkins Surveying, P.A. and recorded in Book of Maps 2022, Page 219 Harnett County Registry, reference to which is hereby made for greater certainty of description.