

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/17/2024 09:48:48 AM NC Rev Stamp: \$600.00
Book: 4231 Page: 224 - 226 (3) Fee: \$26.00
Instrument Number: 2024006227

HARNETT COUNTY TAX ID #
050624 0023 13
050624 0023 14
050624 0023 15
050624 0023 16
050624 0023 17
04-17-2024 BY: LW

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: \$600.00
Parcel ID No.: 050625 0023 13; 050624 0023 14; 050624 0023 15;
050624 0023 16; 050624 0023 17

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 16th day of April, 2024, by and between **HOPE HARRINGTON SEARS, unmarried** of 6520 River Road, Fuquay Varina, NC 27526, hereinafter called GRANTOR, and **GMC CONSTRUCTION OF NC, INC., a NC corporation** whose address is 9820 US Hwy 301 N, Lumberton, NC 28360, 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 Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lots 2, 3, 4, 5 & 6 as shown on that map entitled "Minor Subdivision & Recombination Survey for: Hope H. Sears" dated December 18, 2023 by Benton W. Dewar and Associates and recorded in Map Number 2024, Page 119, Harnett County Registry. Reference to said map is hereby made for greater certainty of description.

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.

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

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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 Harnett County Estate File 90E0212. See also Deed Book 275, Page 369, 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. 2024 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.

Hope Harrington Sears (SEAL)
HOPE HARRINGTON SEARS

Notary acknowledgment on next page

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sherry L. Daniels, a Notary Public, do hereby certify that **Hope Harrington Sears** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 10th day of April, 2024.

Sherry L. Daniels
Notary Public

My Commission Expires: 12/05/28

