

Matthew C. Kelly, PA
Harnett County, NC
Electronically Recorded
12/15/2023 01:07:06 PM NC Rev Stamp: \$0.00
Book: 4217 Page: 1140 - 1142 (3) Fee: \$26.00
Instrument Number: 2023020869

HARNETT COUNTY TAX ID#
139690 0020
139690 0011
12-15-2023 BY LW

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID# 139690 0020 & 139690 0011
REVENUE STAMPS:-0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 15 day of December, 2023, by and between **Wesley Scott Buchanan and wife Wendy Seagroves Buchanan**, of 3042 Stanhope Drive, Aiken, SC 29803 (hereinafter referred to in the neuter singular as "the Grantor") and **Wesley Scott Buchanan and wife Wendy Seagroves Buchanan** of 3042 Stanhope Drive, Aiken, SC 29803 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

TRACT ONE:

BEGINNING at a stake in the edge of a field, formerly a corner between M. W. Buchanan with Mrs. Jennie A. Harrington on the south side of mail road, and runs thence South 87 degrees East 10 chains to a stake; thence North 6 degrees West 1.07 chains to a stake in the mail road, thence as the center of mail road North 55 degrees West 17 chains to a stake; thence South 24 degrees East 10 chains to the point of the BEGINNING, and containing 5.32 acres more or less, and being the

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

identical lands conveyed to the party of the first part by Jennie A. Harrington , widow, by deed dated May 10, 1944, and of record in Book 289, Page 276, Registry of Harnett County, North Carolina.

TRACT TWO:

BEING all that certain parcel of land containing 96.35 acres as shown on Survey For: "M W Buchanan", dated April 18, 1975, by Andy E. Willett, RLS and recorded in Map Book 22, Slide 14, Harnett County Registry.

The property hereinabove described being the same property acquired by Malcolm Wesley Buchanan, a resident of Broadway, North Carolina, who died testate on July 31, 1985. The above-described Tract Two was devised to the herein named Grantor, John W. Buchanan.

The property hereinabove described being the same property acquired by Grantor in Book 4211, Page 2446, Harnett County Registry.

**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

28 MAR 2023

GRANTOR

Wesley Scott Buchanan (SEAL)
Wesley Scott Buchanan

Wendy Seagroves Buchanan (SEAL)
Wendy Seagroves Buchanan

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, April M. McLamb, a Notary Public in and for Harnett County, North Carolina, certify that Wesley Scott Buchanan and Wendy Seagroves Buchanan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 15 day of December, 2023.



April M. McLamb
Notary Public

My Commission Expires: