

HARNETT COUNTY TAX ID #  
o/o 139691 0144

10-21-2021 BY: ED

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Oct 21 10:33 AM NC Rev Stamp: \$ 280.00  
Book: 4063 Page: 561 - 563 Fee: \$ 26.00  
Instrument Number: 2021024805

Prepared by M. Andrew Lucas – mail to Grantee  
Stamps: \$280.00

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )  
PIN#: 139691 0144

**GENERAL WARRANTY DEED**

**THIS DEED**, made this 19th day of October, 2021, by and between  
**RANDALL GENE KELLY and spouse, MARGARET T. KELLY**, 1023 Buckhorn Road,  
Sanford, NC 27330, hereinafter called "GRANTOR" **MELISSA KEY and spouse, JEREMIAH  
KEY**, 204 Ashland Hill Drive, Holly Springs, NC 27540, hereinafter called "GRANTEE";

**WITNESSETH**, that the Grantor, in consideration of valuable considerations provided by  
the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these  
presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest in that  
certain lot or parcel of land situated in Lee and Harnett County, North Carolina, more particularly  
described as follows:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN.**

The above property was conveyed to the Grantor by deed recorded in Book 3694, Page 230,  
Harnett County Registry and Book 1529, Page 507, Lee County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and  
appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with  
the Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same

Submitted electronically by "Harrington Gilleland Winstead Feindel & Lucas, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; restrictive covenants of record, if any.

This is \_\_\_\_\_ is not  the primary residence of the Grantor.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

*Randall Gene Kelly* (SEAL)  
Randall Gene Kelly

*Margaret T. Kelly* (SEAL)  
Margaret T. Kelly

STATE OF NORTH CAROLINA  
COUNTY OF Lee

I, Margali J. Olea a Notary Public, do hereby certify Randall Gene Kelly and Margaret T. Kelly, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 19 day of October, 2021.



*Margali J. Olea*  
Notary Public

My commission expires: 08/24/2023

EXHIBIT A

BEING ALL OF TRACT 3, containing 45.016 acres, more or less, as shown on the survey entitled, "Survey for Fangorn Forest", by Survey Carolinas, PLLC, dated September 30, 2021, and recorded in Plat Cabinet 2021, Slide 475 and 476, Harnett County Registry.

TOGETHER WITH AND SUBJECT TO THE 50' access and utility easement as shown on the above referenced survey, and TOGETHER WITH the existing easement as shown on Plat Cabinet 2019, Slides 45 and 46, and Plat Cabinet 2013, Slide 100, Lee County Registry.