


HARNETT COUNTY TAX ID#
130518 0088 03
130518 0088 09

8-1-24 BY SM


Instrument #: 2024013471
Recorded: 08/01/2024 04:11:00 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$0.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4246 PG 245 - 248 (4)

Prepared by M. Andrew Lucas—mail to Grantee
NO TITLE SEARCH PERFORMED—NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
STAMPS \$ 0.00

STATE OF NORTH CAROLINA) **CORRECTION WARRANTY DEED**
COUNTY OF HARNETT)
PIN# 0509-92-1002.000
0509-91-1925.000

THIS DEED, made this 26 day of July, 2024, by and between
AUDREY D. STEWART, single, STELLA MICHELLE BRIDGES a/k/a MICHELLE
BRIDGES and spouse, JAMES O. BRIDGES III, 2906 Hawkins Avenue, Sanford, NC 27330
hereinafter called "GRANTOR" to AARON J. SPENCER, unmarried and JEREMY BLAKE
SPENCER, unmarried, 61 Starlight Drive, Lillington, NC 27546, hereinafter called
"GRANTEE";

WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations
to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and
sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all
that certain lot or parcel of land situated in Upper Little River Township, 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 590, page
259, Harnett County Registry. Estate of Faye T. Stewart, Harnett County file #19E60-420.

All or a portion of the property herein conveyed does not include the primary residence
of a Grantor.

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 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: Ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Audrey D. Stewart (SEAL)
Audrey D. Stewart

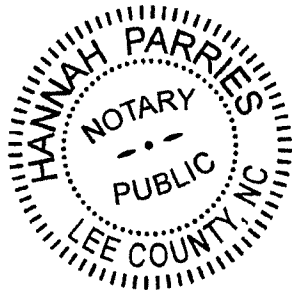
STATE OF NORTH CAROLINA
COUNTY OF Lee

I, Hannah Parries a Notary Public, do hereby certify Audrey D. Stewart, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 25 day of July, 2024.

Hannah Parries
Notary Public

My Commission Expires:
1-22-28



SEPARATE SIGNATURE PAGE FOR DEED

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

Stella Michelle Bridges (SEAL)
Stella Michelle Bridges

James O. Bridges III (SEAL)
James O. Bridges III

STATE OF NORTH CAROLINA
COUNTY OF Lee

I, Natalie Davis Love a Notary Public, do hereby certify Stella Michelle Bridges and James O. Bridges III, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 26 day of July, 2024.

Natalie Davis Love
Notary Public

My Commission Expires:
8-15-2027

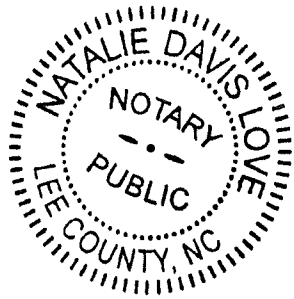


EXHIBIT A

TRACT I

PARCEL ID: 130518 0088 03

BEING all of Lot 4A, containing 4.684 acres, more or less, as shown upon that map entitled, "Minor Subdivision Survey For Audrey D. Stewart and Michelle S. Bridges" prepared by Benton W. Dewar and Associates Professional Land Surveyor, dated May 17, 2024 and recorded in Map No. 2024, Page 313, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

TRACT II

PARCEL ID: 130518 0088 09

BEING all of Lot 4B, containing 5.346 acres, more or less, as shown upon that map entitled, "Minor Subdivision Survey For Audrey D. Stewart and Michelle S. Bridges" prepared by Benton W. Dewar and Associates Professional Land Surveyor, dated May 17, 2024 and recorded in Map No. 2024, Page 313, Harnett County Registry, reference to which map is hereby made for greater certainty of description.