

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 May 02 03:40 PM NC Rev Stamp: \$ 47.00
Book: 3694 Page: 348 - 350 Fee: \$ 26.00
Instrument Number: 2019005715

HARNETT COUNTY TAX ID #
070690 9003

05-02-2019 BY: MT

Prepared by Attorney Alton D. Bain, 65 Bain St., Lillington, N.C. 27546
Return to Shelia Pope, 4590 Old Buies Creek Road, Angier, N.C. 27501

Excise Stamps: \$47.00

Parcel ID No.: 0690-72-8202.000

NORTH CAROLINA,

HARNETT COUNTY.

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 2 day of May, 2019, by and between the Town of Coats, a municipal corporation organized and existing under the laws of the State of North Carolina as hereinafter stated, ("Grantor") of P.O. Box 675, Coats, N.C. 27521; and Craig T. Matthews and wife Denise C. Matthews of Harnett County, North Carolina ("Grantee"), of 496 Harrell Road, Coats, North Carolina 27521.

WITNESSETH:

THAT WHEREAS, Grantee proposed to purchase the real property located at 243 South McKinley Street, Coats, North Carolina and being further herein described; and

WHEREAS, the Grantor at its March, 2019 meeting of the Town Council pursuant to North Carolina General Statutes §160A-269, proposed to accept the offer; and

WHEREAS, Grantee placed with the Town a deposit of five percent (5%) of the bid; and

WHEREAS, the Grantor thereafter caused to be published a notice of the offer pursuant to North Carolina General Statutes §160A-269, said notice included a description of the property, the amount and terms of the offer, and the terms upon which the offer might be upset; and

WHEREAS, the statutory ten day period following publication of said notice passed without any qualifying upset bid having been received; and

NOW, THEREFORE, said Grantor in consideration of the said purchase price of \$23,150.00, has bargained and sold by these presents does grant, bargain, sell, and convey unto said Grantee and their heirs, and assigns a certain tract or parcel of land laying and being in Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of that tract or parcel of land containing 0.384 acres, more or less, as shown upon that map entitled, "'Lot Recombination' Survey For: Town of Coats" prepared by Streamline Land Surveying, Inc., dated 7-20-1999 and recorded in Map No. 99-446, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

The above-described property is a recombination of Tracts I, II and III which were conveyed by The Town of Coats Board of Alcoholic Control to The Town of Coats by deed dated February 19, 1993 and recorded in Book 997, Page 334, Harnett County Registry. For further reference, see also Book 846, Page 676, Book 846, Page 653 and Book 499, Page 45, Harnett County Registry.

TO HAVE AND TO HOLD said lands and premises, together with all privileges and appurtenances thereunto belonging, to the said Grantee and his heirs and assigns in as full and ample a manner as said Grantor, acting by and through the Mayor of the Town of Coats, is authorized and empowered to convey the same.

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 following exceptions:

Any and all easements appearing of record which may affect this property.

IN TESTIMONY WHEREOF, This Deed has been duly executed, sealed and delivered by Grantor as of the day and year first above written.

IN TESTIMONY WHEREOF, said Grantor, acting by and through the Mayor of the Town of Coats, has hereunto set his hand and seal the day and year first above written.

TOWN OF COATS

By: Christopher T. Coats
Christopher T. Coats, Mayor

ATTEST:

Karen F. Wooten
Town Clerk



NORTH CAROLINA,
HARNETT COUNTY.

I, Leanna J White, Notary Public, hereby certify that Karen F. Wooten personally appeared before me this day and acknowledged that she is Town Clerk for the Town of Coats, and that by authority duly given, and as the act of the Town, the same being duly authorized in a resolution passed by its Board of Commissioners, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its Town Clerk.

Witness my hand and notarial seal, this 2 day of May, 2019.

Leanna J White
Notary Public

Leanna J White
Notary's Printed or Typed Name



My Commission Expires:

6/14/23