

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2016 SEP 20 02:52:05 PM
BK: 3439 PG: 873-875
FEE: \$26.00
INSTRUMENT # 2016013509

ABMCNEILL



2016013509

HARNETT COUNTY TAX ID#

07-06090-15150004
etc

9/20/16 BY *SB*

EXCISE TAX:	Parcel Identifier No. (See each parcel)
Mail after recording to:	Denise Matthews 156 S. McKinley Street Coats, North Carolina 27521
This instrument was prepared by:	N. EARL JONES, JR., ATTORNEY AT LAW
Brief description for the Index:	Five Tracts, Grove Township

NORTH CAROLINA GENERAL WARRANTY DEED
(NO TITLE SEARCH--NO TAX ADVICE)

THIS DEED made this 19th day of September, 2016, by and between CURRIN AND DORMAN, INCORPORATED, 156 S. McKinley Street, Coats, North Carolina 27521, Grantor, and DENISE CURRIN MATTHEWS, 156 S. McKinley Street, Coats, North Carolina 27521, Grantee;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter 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 its interest in those certain lots or parcels of land situated in Grove Township, Harnett County, North Carolina, and more particularly described as follows:

TRACT ONE Parcel Identifier No. 070690 1515 0004

The same being a lot in Block L in the Plan of the Town of Coats, NC, and being further described as follows:

BEGINNING at a stake on McKinley Street, C. A. Daniels corner; thence running with his line West 150 feet to a stake, his corner; thence South 100 feet to a stake; thence East 150 feet to McKinley Street; thence with said McKinley Street North 100 feet to the BEGINNING, containing a fractional part of an acre.

This being the same property conveyed to Daywood Kent Langdon, by Deed dated October 9, 1972, and recorded in Book 581, Page 93, Harnett County Registry.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 925, at Page 182, Harnett County Registry.

TRACT TWO

Parcel Identifier No. 07069 0064 074

BEING all that certain 0.28 acre Lot numbered 15 as shown on Map of Survey entitled "SURVEY FOR: CURRIN & DORMAN, INC.," Grove Township, Harnett County, North Carolina, dated August 17, 2013, prepared by J. Scott Walker, PLS, and being recorded at Map Number 2013-286, Harnett County Registry, said Map being incorporated herein and made a part of this description as though fully set out herein.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 621, at Page 83, Harnett County Registry.

TRACT THREE

Parcel Identifier No. 07069 0064 06

BEING all that certain 0.42 acre Lot numbered 21 as shown on Map of Survey entitled "SURVEY FOR: CURRIN & DORMAN, INC.," Grove Township, Harnett County, North Carolina, dated August 17, 2013, prepared by J. Scott Walker, PLS, and being recorded at Map Number 2013-286, Harnett County Registry, said Map being incorporated herein and made a part of this description as though fully set out herein.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 621, at Page 83, Harnett County Registry.

TRACT FOUR

Parcel Identifier No. 07069 0064 07

BEING all that certain 0.44 acre Lot numbered 22 as shown on Map of Survey entitled "SURVEY FOR: CURRIN & DORMAN, INC.," Grove Township, Harnett County, North Carolina, dated August 17, 2013, prepared by J. Scott Walker, PLS, and being recorded at Map Number 2013-286, Harnett County Registry, said Map being incorporated herein and made a part of this description as though fully set out herein.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 621, at Page 83, Harnett County Registry.

TRACT FIVE

Parcel Identifier No. 07069 0065

BEING all that certain 0.51 acre unnumbered Lot, identified as PIN: 1600-05-5430.000 and PID: 070690 0065 shown on Map of Survey entitled "SURVEY FOR: CURRIN & DORMAN, INC.," Grove Township, Harnett County, North Carolina, dated August 17, 2013, prepared by J. Scott Walker, PLS, and being recorded at Map Number 2013-286, Harnett County Registry, said Map being incorporated herein and made a part of this description as though fully set out herein.

The property hereinabove described was acquired by Grantor by Deed as referenced on the above described Map of Survey.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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 this title against the lawful claims of all persons whomsoever, except the following:

- A. General utility easements for phone and power purposes.
- B. Roadways and right-of-ways of record and those visible by inspection of the premises.
- C. Protective Covenants covering any of the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

CURRIN AND DORMAN, INC.

By: N. Durane Currin (SEAL)
N. Durane Currin, President

By: Denise C. Matthews (SEAL)
Denise C. Matthews, Secretary

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Brittney Barefoot, a Notary Public of said County and State, do hereby certify that N. Durane Currin personally came before me this day and acknowledged that he is President of CURRIN AND DORMAN, INC., and Denise C. Matthews personally came before me this day and acknowledged that she is Secretary of CURRIN AND DORMAN, INC., and that as President and Secretary of CURRIN AND DORMAN, INC. acknowledged that they are authorized to execute this instrument and further acknowledged, on behalf of CURRIN AND DORMAN, INC., the due execution of the foregoing instrument on behalf of CURRIN AND DORMAN, INC.

Witness my hand and official seal, this 19th day of September, 2016.

BRITNEY BAREFOOT
Notary Public
Johnston Co., North Carolina
My Commission Expires Feb. 22, 2021

[Signature]
Notary Public
My Commission Expires: 02/22/2021

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on this instrument.

REGISTER OF DEEDS FOR
HARNETT COUNTY

BY: _____
Deputy/Assistant Register of Deeds