

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2016 JUL 05 12:59:42
BK:3416 PG:935-937A
FEE:\$26.00
EXCISE TAX:\$220.00
INSTRUMENT # 2016009295
ABMCNEILL

HARNETT COUNTY TAX ID#

071600 0160
" 0161

7/5/16 BY MT



2016009295

Prepared By and Mail To:
P. Tilghman Pope, Esquire
Pope Law Group, P.A.
Post Office Box 928
Dunn, North Carolina 28335

Revenue: \$220.00

Parcel No.: Tract One: 071600 0161
Tract Two: 071600 0160

NORTH CAROLINA

HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 5 day of July, 2016, by and between **JUDY W. ENNIS** and husband, **THOMAS O. ENNIS**; and **VIRGIL EUGENE WILLIAMS** and wife, **CAROLYN A. WILLIAMS**, 266 John Lee Road, Dunn, NC 28334, hereinafter referred to as Grantor, and **UNITED EQUITABLE PROPERTIES, LLC**, 6735 Benson-Hardee Road, Benson, NC 27504-6147, hereinafter referred to as Grantee;

WITNESSETH:

NOW, THEREFORE, 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 that certain lot or parcel of land situated in Town of Coats, Grove Township, Harnett County, North Carolina and more particularly described as follows:

See Attached Schedule "A"

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the aforesaid lot 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 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 the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements for phone and power purposes and access easements.
2. Roadways, and rights-of-way of record and those visible by inspection of the premises.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts that would be revealed by a recent as-built survey on the subject tract by a registered land surveyor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written.

Judy W. Ennis (SEAL)
Judy W. Ennis

Thomas O. Ennis (SEAL)
Thomas O. Ennis

Virgil Eugene Williams (SEAL)
Virgil Eugene Williams

Carolyn A. Williams (SEAL)
Carolyn A. Williams

NORTH CAROLINA
HARNETT COUNTY

I, Karen B. McLamb, a Notary Public, do hereby certify that Judy W. Ennis and husband, Thomas O. Ennis personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 5 day of July, 2016.



Karen B. McLamb
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-29-2017

NORTH CAROLINA
HARNETT COUNTY

I, Karen B. McLamb, a Notary Public, do hereby certify that Virgil Eugene Williams and wife, Carolyn A. Williams personally appeared before me this day and acknowledged the execution of the foregoing instrument.



WITNESS my hand and notarial seal this 5 day of June, 2016.

Karen B. McLamb
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-29-2017

Schedule "A"

TRACT ONE:

BEGINNING at a point in Serve Road #1702, Northwestern corner of Council Williams 7.578 acre tract, runs thence North 01 deg. 42 min East in Service Road #1702 451.37 feet to an iron post in the right-of-way line in Service Road #1701 where Service Road #1701 forms a "T" intersection; runs thence North 81 deg. 30 min. East 1060.68 feet to a concrete monument, Northwestern corner of Alpha Williams Avery 11.949 acre tract; runs thence South 1 deg. 41 min. West with the Alpha Williams Avery tract 451.37 feet to a concrete monument, Northwestern corner of the said Council Williams tract; runs thence South 81 deg. 30 min. West 1060.68 feet with the said Council Williams tract to the place of Beginning, being **10.817 acres**, as surveyed by Piedmont Engineering Company of Dunn, North Carolina, March 31, 1972, map entitled, "*Division of Willie M. Williams Estate*", recorded in **Map Book 17, Page 51**, Harnett County Registry.

LESS AND EXCEPT: That certain tract of land in Deed dated October 27, 1966 from Coy L. Williams to Coy L. Williams and wife, Vertie Fish Williams and recorded in **Book 491, Page 41**, Harnett County Registry and being further described as follows:

Lying and being in Grove Township, Harnett County, North Carolina and East of Town of Coats and being a lot cut from Willie M. Williams lands, **BEGINNING** on the ditch on the South of main road and runs as ditch about South 146 feet to a Dyke; thence about West 80 feet to a corner; thence about North 146 feet to said road; thence about East with road 80 feet to point of Beginning and being the identical land conveyed by deed dated January 16, 1957 from Willie M. Williams and wife, Effie Williams to Coy L. Williams, recorded in Book 386, Page 113, Harnett County Registry.

TRACT TWO:

Lying and being in Grove Township, Harnett County, North Carolina and East of Town of Coats and being a lot cut from Willie M. Williams lands, **BEGINNING** on the ditch on the South of main road and runs as ditch about South 146 feet to a Dyke; thence about West 80 feet to a corner; thence about North 146 feet to said road; thence about East with road 80 feet to point of Beginning and being the identical land conveyed by deed dated January 16, 1957 from Willie M. Williams and wife, Effie Williams to Coy L. Williams, recorded in Book 386, Page 113, Harnett County Registry.

For back title reference regarding Tract One: See Deeds recorded in Book 575, Page 52; and Book 1432, Page 211, Harnett County Registry.

For back title reference regarding Tract Two: See Deeds recorded in Book 386, Page 113; Book 491, Page 41; and Book 3284, Page 327, Harnett County Registry.