

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/11/2023 12:35:24 PM NC Rev Stamp: \$240.00
Book: 4203 Page: 1626 - 1627 (2) Fee: \$26.00
Instrument Number: 2023013367

HARNETT COUNTY TAX ID #
080645 0041 04

08-11-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$240.00
Parcel ID:	080645 0041 04
Mail/Box to:	Ryals Law, PLLC, 1501 N. Main Street, Fuquay Varina, NC 27526
Prepared by:	C. Atlas Ryals, III, Ryals Law, PLLC, 1501 N. Main Street, Fuquay Varina, NC 27526
Brief description for the index:	Parcel ID(s): 080645 0041 04

THIS GENERAL WARRANTY DEED ("Deed") is made on the 1st day of August, 20 23, by and between:

GRANTOR	GRANTEE
Thomas E. Saywell and wife, Jessica A. Saywell 167 Mayfield Court Whispering Pines, NC 28327	Richard Dale Lee 9006 Christian Light Rd Fuquay Varina, NC 27526

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Fuquay Varina, Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lots 4, Lake View Subdivision, as shown on that map recorded in Book of Maps 2004, page 742, Harnett County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3391 Page 506.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 2004 Page 742.

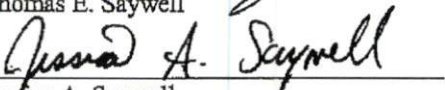
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. Ad valorem property taxes for 2023 and thereafter; and
- 2. General service and utility easements, restrictions, and rights of way of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



 Thomas E. Saywell



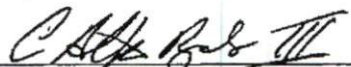
 Jessica A. Saywell

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, C. Atlas Ryals III, a Notary Public, do hereby certify that Thomas E. Saywell and Jessica A. Saywell personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 1st day of August, 2023.



Printed Name: C. Atlas Ryals III

My Commission Expires: April 18, 2026

