

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/15/2024 12:33:35 PM NC Rev Stamp: \$550.00
Book: 4243 Page: 1196 - 1199 (4) Fee: \$26.00
Instrument Number: 2024012218

HARNETT COUNTY TAX ID #
050614 0050 09

07-15-2024 BY: MMC

Brief Legal: LT#16B DEWAR PROPERTY 5.015ACS MAP#2013-377
Prepared by: Whitaker & Hamer, PLLC , 216 U.S. Highway 70 West, Garner, NC 27529
Mail to: Grantee
Excise Tax: \$550.00 NO TAX ADVICE/NO TITLE CERTIFICATION
Parcel ID: 050614 0050 09 / PIN: 0614-92-6428.000
All or a portion of the property conveyed herein DOES NOT include the Grantor's primary residence.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this, the 8 day of July, 2024, by and between:

GRANTOR:

**Bobby Tyler Dewar, unmarried and
Larry Wayne Dewar, unmarried**

PO Box 186
Holly Springs, NC 27540

GRANTEE:

**Michael P Reid and spouse,
Karen A Reid**

0 Tyler Dewar Lane
Fuquay Varina, NC 27526

Mailing Address: 433 E. Deering Rd Deering, NH 03244

The designation Grantor and Grantee as used herein shall include said parties, heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt and sufficiency 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 acquired by the Grantor in Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 16B, containing 5.015 acres, in Buckhorn Township, Harnett County, North Carolina, as shown on that map of survey entitled "Minor Subdivision survey for Bobby Tyler Dewar and Larry Wayne Dewar," dated October 28, 2013, prepared by Benton W Dewar and Associates, Professional Land Surveyors, and recorded in Map # 2013-377, Harnett County Registry, to which map reference is hereby made for a more complete description.

Submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

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, other than the following exceptions:

- (1) Subject to ad valorem taxes; and
- (2) Subject to any easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

Larry Wayne Dewar
Larry Wayne Dewar

State of North Carolina, County of Wake

I, the undersigned, a Notary Public for the County and State aforesaid, do hereby certify that **Larry Wayne Dewar** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 8 day of July, 2024.

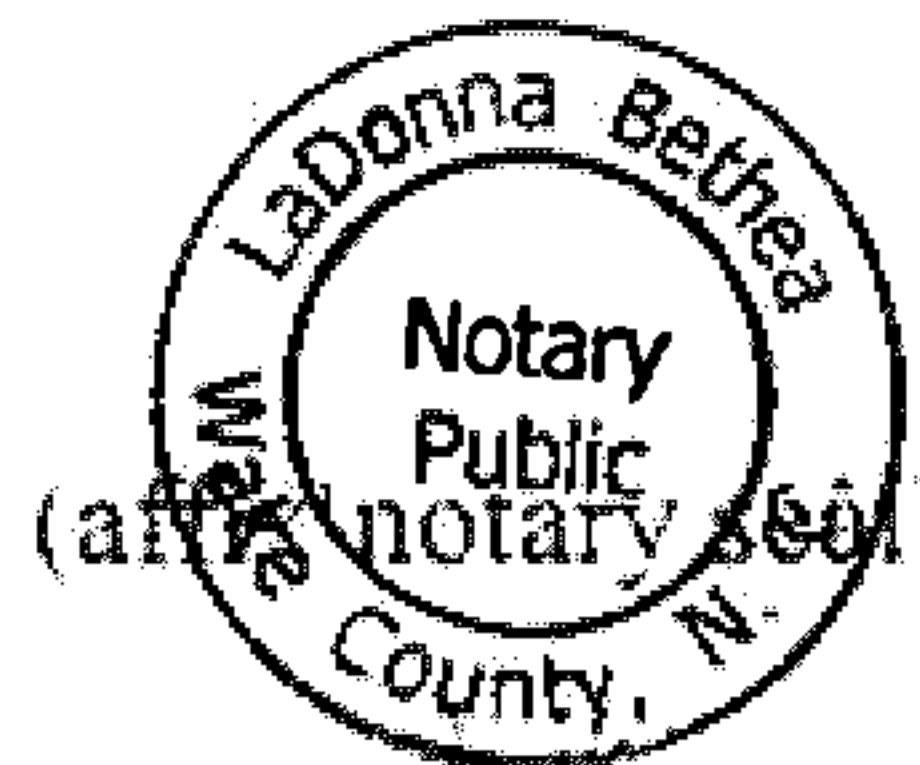
Ladonna Bethea

Notary Public

Ladonna Bethea

Notary printed name

My Commission Expires: December 28, 2027



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

Bobby Tyler Dewar
Bobby Tyler Dewar

State of North Carolina, County of Wake

I, the undersigned, a Notary Public for the County and State aforesaid, do hereby certify that **Bobby Tyler Dewar** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 8 day of July, 2024.

LaDonna Bethea

Notary Public

LaDonna Bethea

Notary printed name

My Commission Expires: December 28, 2027

