

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Mar 15 01:30 PM NC Rev Stamp: \$ 0.00  
Book: 3953 Page: 384 - 386 Fee: \$ 26.00  
Instrument Number: 2021005789

HARNETT COUNTY TAX ID #  
070588 0149 05  
070588 0149 04  
& etc

03-15-2021 BY: SB

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00 NO TITLE SEARCH PERFORMED/NO TITLE OPINION GIVEN

Parcel Identifier No. see "Exhibit A" Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Mail to: Grantee \_\_\_\_\_

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.751)

Brief description for the Index: Tracts I-VI

THIS DEED made this 19th day of November, 2020, by and between

GRANTOR	GRANTEE
Turner C. Matthews and wife, Stephanie R. Matthews 1120 Carson Gregory Road Angier, NC 27501	TNT of Coats LLC, a North Carolina Limited Liability Company 1120 Carson Gregory Road Angier, NC 27501

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 that certain lot, parcel of land or condominium unit situated in the City of \_\_\_\_\_ Township, Harnett County, North Carolina and more particularly described as follows:

See "Exhibit A" which is attached hereto and incorporated herein by reference as if fully set forth.

The property hereinabove described was acquired by Grantor by instrument recorded in \_\_\_\_\_

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel 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 the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2020 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This conveyance is subject to matters which would be revealed by an accurate survey of the real property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Turner C. Matthews (SEAL)  
Print/Type Name: Turner C. Matthews

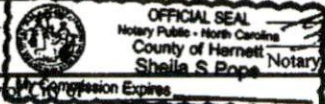
Print/Type Name & Title: \_\_\_\_\_ Stephanie R. Matthews (SEAL)  
Print/Type Name: Stephanie R. Matthews

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Turner C. Matthews and Stephanie R. Matthews personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of November, 2020.

My Commission Expires: 4/23/2025  Sheila S. Pope Notary Public  
(Affix Seal) State of North Carolina - County of Harnett My Commission Expires \_\_\_\_\_ Notary's Printed or Typed Name

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

EXHIBIT ATRACT I

PARCEL ID: 070588 0149 05  
ADDRESS: 51 W A Sawyer Ln., Dunn, NC 28334

BEING all of Parcel "C" as shown upon that map entitled, "Property of: Grace S. Matthews" prepared by Piedmont Surveying, dated September 15, 1994 and recorded in Plat Cabinet F, Slide 345C, Harnett County Registry.

## LESS AND EXCEPT:

- (1) Parcel "A", containing 1.24 acres, more or less, as shown upon that map recorded in Map No. 98-113, Harnett County Registry;
- (2) Parcel "B", containing 1.35 acres, more or less, as shown upon that map recorded in Map No. 98-113, Harnett County Registry; and
- (3) All of that property containing 1.73 acres, more or less, which is identified by Harnett County Parcel ID No. 070588 0149 09.

TRACT II

PARCEL ID: 070588 0149 04  
ADDRESS: 79 Grace Rd., Dunn, NC 28334

BEING all of Lot 2 as shown upon that map entitled "Property of Grace S. Matthews" prepared by Piedmont Surveying, dated March 29, 1990 and recorded in Plat Cabinet E, Slide 15C, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

TRACT III

PARCEL ID: 070588 0149 03  
ADDRESS: 80 Grace Rd., Dunn, NC 28334

BEING all of Lot 1 as shown upon that map entitled "Property of Grace S. Matthews" prepared by Piedmont Surveying, dated March 29, 1990 and recorded in Plat Cabinet E, Slide 15C, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

TRACT IV

PARCEL ID: 07069016370004  
ADDRESS: 195 S. Isabella St., Coats, NC 27521

ALL of Lots 13, 14, 15 and 16 in Block "B" in the subdivision of 27 acres belonging to the Estate of R.M. Coats, deceased, in Coats, North Carolina, as shown by that map of survey prepared by O.S. Young, Registered Surveyor, and recorded in Map Book 6, Page 140, Harnett County Registry, to which reference is made and incorporated herein as a part of this description. Said property is located at the northeast corner of the intersection of Isabella and Hamer Streets, Coats, North Carolina.

TRACT V

PARCEL ID: 07069016520003  
ADDRESS: 371 S. Mason St., Coats, NC 27521

BEING all of Lot N, containing 0.29 acre, more or less, as shown upon that map entitled, "'Existing Parcel & Easement Survey' Map For: Craig Matthews 2 LLC and Turner Craig & Stephanie Matthews" prepared by Streamline Land Surveying, Inc., dated October 8, 2019 and recorded in Map No. 2019-381, Harnett County Registry.

TRACT VI

PARCEL ID: 07069016520001 01  
ADDRESS: 373 S. Mason St., Coats, NC 27521

BEING all of Lot "P1", containing 0.15 acres, more or less, as shown upon that map entitled, "'Existing Parcel & Easement Survey' Map For: Craig Matthews 2 LLC and Turner Craig Matthews & Stephanie Matthews" prepared by Streamline Land Surveying, Inc., dated October 8, 2019 and recorded in Map No. 2019-381, Harnett County Registry.

ALSO CONVEYED as an appurtenance to the above-described lot is that non-exclusive Easement for ingress, egress and regress recorded in Book 3751, Page 349, Harnett County Registry.