

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
11/22/2024 09:17:20 AM
Book: 4262 Page: 251 - 253 (3)
Instrument Number: 2024020857

NC Rev Stamp: \$0.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
050624 0029 03

11-22-2024 BY: LW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	NONE
Parcel ID:	050624 0029 03
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	Lot#2B MAP#2024-346

THIS GENERAL WARRANTY DEED ("Deed") is made on the 15th day of November, 2024, by and between:

GRANTOR	GRANTEE
MILES WESLEY and wife, DENEEN WESLEY and BENEDICTO SANTOS and wife, DENEEN SANTOS 5908 River Road Fuquay-Varina, NC 27526	JEREMY HALL and wife, LEEANN HALL 5908 River Road Fuquay-Varina, NC 27526

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 or near the City of FUQUAY-VARINA, BUCKHORN Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot#2B, approximately 1.146± acres, as shown on map recorded at Map# 2024, Page 346, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Property Address: Off River Road, Fuquay-Varina, NC

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3933 page 799.
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 Map# 2024 page 346.

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

(This page is being executed in duplicate originals to allow for all signatures and notaries for the Grantors)

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. All easements, covenants, restrictions and right of ways of record;
- 2. 2024 ad valorem taxes;
- 3. All matters as shown in Map Number 2024 page 346, Harnett County Registry;
- 4. Subject to that Private Road Maintenance Agreement Recorded at Book 4243, Page 2159;
- 5. All zoning and land use ordinances affecting the property conveyed herein.

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

Miles Wesley
MILES WESLEY

Deneen Wesley
DENEEN WESLEY

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Sandra P. Minor, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 21st day of November 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): MILES WESLEY and wife, DENEEN WESLEY.

Affix Notary Seal/Stamp

Sandra P. Minor
NOTARY PUBLIC
Wake County, North Carolina

Sandra P. Minor
Notary Public (Official Signature)
My commission expires: 3/28/2027

This page is being executed in duplicate originals to allow for all signatures and notaries for the Grantors)

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:

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- 5. All zoning and land use ordinances affecting the property conveyed herein.

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

Benedicto Santos
BENEDICTO SANTOS

Deneen Santos
DENEEN SANTOS

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Sandra P. Minor the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 20th day of November 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): BENEDICTO SANTOS and wife, DENEEN SANTOS.

Affix Notary Seal/Stamp

Sandra P. Minor
NOTARY PUBLIC
Wake County, North Carolina

Sandra P. Minor
Notary Public (Official Signature)
My commission expires: 3/28/2027