

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/13/2024 04:34:03 PM
Book: 4239 Page: 925 - 927 (3)
Instrument Number: 2024010171

NC Rev Stamp: \$160.00

Fee: \$26.00

HARNETT COUNTY TAX ID #
021537 0123 24

06-13-2024 BY: MMC

Prepared by and mail to: Attorney Dwight W. Snow, P.O. Box 397, Dunn, NC 28335

EXCISE TAX: \$160.00
PIN NO.: 1537-52-2216.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 12th day of June, 2024, by and between **GLORIA L. HERRING, unmarried and DAMION L. HERRING and wife, KAREN LEE BLACKMON** of 1154 Woods Crossroads Road, Benson, NC 27504 hereinafter called GRANTORS, and **PEYTON BROCK HENSLEY and wife, AMBERLY MCLAMB HENSLEY** of 4400 US 301 N, Dunn, NC 28334 hereinafter called GRANTEES.

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

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 1 containing 2.00 acres according to that survey entitled "Minor Subdivision For Gloria L. Herring & Damion L. Herring", prepared by James Lonnie Peacock, PLS dated March 20, 2024 and recorded in Map Book 2024, Page 193, Harnett County Registry.

submitted electronically by "Dwight Snow Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 4199, Page 1310, Harnett County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

A map showing the above described property is recorded in Map Book 2024, Page 193, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises including the right of way to W. Strickland Road (SR 1789).
- c. Such facts that would be revealed by a recent as built survey on the subject tract by a registered land surveyor.
- d. Such facts that are revealed by that survey which is recorded in Map Book 2024, Page 193, Harnett County Registry.
- e. 2024 ad valorem taxes which are not yet due and payable and which will be the responsibility of the Grantors to pay when they become due

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

Gloria L. Herring (SEAL)

 Gloria L. Herring

NORTH CAROLINA
HARNETT COUNTY

I, a Notary Public, do hereby certify that **Gloria L. Herring** 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 seal, this the 13th day of June, 2024.



Christina L. Avery

 Notary Public
 My Commission Expires: 10/22/26



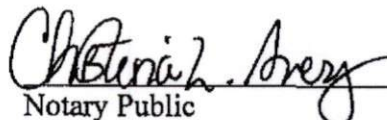
Damion L. Herring (SEAL)

NORTH CAROLINA
HARNETT COUNTY

I, a Notary Public, do hereby certify that **Damion L. Herring** 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 seal, this the 12th day of June, 2024.





Notary Public
My Commission Expires: 10/22/26



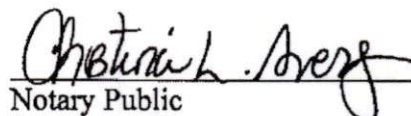
Karen Lee Blackmon (SEAL)

NORTH CAROLINA
HARNETT COUNTY

I, a Notary Public, do hereby certify that **Karen Lee Blackmon** 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 seal, this the 12th day of June, 2024.





Notary Public
My Commission Expires: 10/22/26