

HARNETT COUNTY TAX ID#

0/0 021537 0040

1-31-25 BY MMC



Instrument # 2025001633
Recorded: 01/31/2025 08:29:28 AM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4270 PG 668 - 669 (2)

Parcel # out of 021537 0040 Excise Tax: None	Recording Time, Book & Page:
Prepared by: HAYES, WILLIAMS, TURNER & DAUGHTRY, P.A. 111 Commerce Drive Dunn, North Carolina 28334	Mail after recording to Grantee

**NORTH CAROLINA NON-WARRANTY DEED
NO TITLE CERTIFICATION**

This deed made this 30th day of January, 2025, by and between:

GRANTORS: SYLVIA B. JACKSON and husband, EDWARD HUGH JACKSON 1886 Jonesboro Road Dunn, North Carolina 28334	GRANTEE: JAMES C. JACKSON 1830 Jonesboro Road Dunn, North Carolina 28334
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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 Grantors, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents doth grant, bargain, sell and convey unto the Grantee, in fee simple, all that certain tract or parcel of land lying and being in Avera'sboro Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lot 1, containing .75 acre, more or less, as shown on that map entitled "Minor Subdivision for Sylvia B Jackson", prepared by On the Level . Land Surveying, PLLC, dated December 17, 2024 and recorded on January 28, 2025 in Map Book 2025 at Page 65 of the Harnett County Registry, to which reference is hereby given for a more complete description by metes and bounds.

This being a portion of the property conveyed to Sylvia B. Jackson by instrument recorded in Deed Book 805 Page 583-584, Harnett County Registry.

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.

GRANTORS make no warranty, express or implied, as to the title to the property hereinabove described.

Title to the property hereinabove described is subject to the following exceptions:

Of record

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hand and seal, the day and year first above written.

Sylvia B. Jackson (SEAL)
SYLVIA B. JACKSON

Edward Hugh Jackson (SEAL)
EDWARD HUGH JACKSON

STATE OF NORTH CAROLINA,
COUNTY OF HARNETT.

I, Cheryl Hobbs a Notary Public for said County and State, do hereby certify that **SYLVIA B. JACKSON and husband, EDWARD HUGH JACKSON** each personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Conveyance.

Witness my hand and official seal, this 30th day of January, 2025.



Cheryl Hobbs
Notary Public
My Comm. Expires: January 21, 2028