

TRUE AND CERTIFIED

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

09/29/2023 10:33:01 AM

NC Rev Stamp: \$310.00

Book: 4209 Page: 1003 - 1005 (3) Fee: \$26.00

Instrument Number: 2023016503

HARNETT COUNTY TAX ID#
099568 0077 02

09-29-2023 BY SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$310.00
Parcel ID:	099568 0077 02 and 0099568 0077 05
Mail/Box to:	Kathryn Johnston Tart, PLLC, 1300 S Main St, Lillington, North Carolina 27546
Prepared by:	Kathryn Johnston Tart
Brief description for the Index:	No tax advice given by preparer.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28th day of September 2023, by and between:

GRANTOR	GRANTEE
Parker Addison Hunt, unmarried 263 AD Hall Rd Sanford, NC 27332	Randall Foulke and wife, Deborah Lynn Foulke, Sara Beth Foulke, Lisa Michelle Foulke, and Laura Suzanne Foulke as Joint Tenants with Rights of Survivorship existing between them and not as Tenants in Common 8509 Southbriar Dr Raleigh, NC 276099

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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, as joint tenants with rights of survivorship existing between them and not as Tenants in Common, that certain lot, parcel of land or condominium unit in the City of Sanford, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4042, Page 250.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

A map showing the Property is recorded in Plat Book 2023 page 430.

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:

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

Parker Addison Hunt
Name: Parker Addison Hunt

Name:

Name:

Name:

Entity Name

By:

Name:

Title:

By:

Name:

Title:

STATE OF North Carolina, COUNTY OF Wake

I Kathryn J Tart, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 28th day of September 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Parker Addison Hunt



[Signature]
Notary Public (Official Signature)
My commission expires: 9-8-2026

EXHIBIT A

for

RANDALL FOULKE, DEBORAH LYNN FOULKE, SARAH BETH FOULKE, LISA MICHELLE FOULKE, LAURA
SUZANNE FOULKE

Johnsonville Township, Harnett County:

BEING all of Tract 2, containing 4.65 acres, more or less, and all of Tract 6, containing 4.66 acres, more or less as shown on that map entitled, "Easement Survey for: Parker A. Hunt," prepared by Scott A. Frame P.L.S., dated August 29, 2023, and recorded in Map Book 2023, Page 430, Harnett County Registry, North Carolina.

Subject to Declaration of Easements and Declaration of Restrictions and Covenants, dated September 28, 2023 and recorded in Book 4209, Page 951, Harnett County Registry, North Carolina.

Parcel ID: Out of 099568 0077 02 and Out of 099568 077 05

Address: 0 Ponderosa Rd, Sanford NC 27332