

HARNETT COUNTY TAX ID#
040693 0030

12-12-23 BY Mmc


Instrument #: 2023020559
Recorded: 12/12/2023 08:20:24 AM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$0.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **4216** PG **2256 - 2258 (3)**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NO TITLE SEARCH NOR TAX ADVICE GIVEN
Parcel Identifier No. 040682 0354 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE
This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.
Brief description for the Index: 17 acres, Black River Township

THIS DEED made this 11th day of December, 2023, by and between

GRANTOR	GRANTEE
Kathy Hart Stancil (a/k/a Kathy H. Stancil and Kathy Stancil)	IOM Developers, Inc., a North Carolina corporation
466 Stancil Road Angier, NC 27501	466 Stancil 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 Black River Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The purpose of this deed is to convey any and all remaining interest that may be held by the Grantor due to an ambiguity contained in the deed recorded at Book 4210, Page 630, Harnett County Register of Deeds (in which Deed the Grantor hereinabove was the Grantee) as to the undivided interest conveyed by the aforementioned deed. Grantor hereinabove hereby conveys any and all remaining interest in the property described in Exhibit A that Grantor may have failed to convey to Grantee in that Deed recorded at Book 4212, Page 1222, Harnett County Register of Deeds.

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

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.

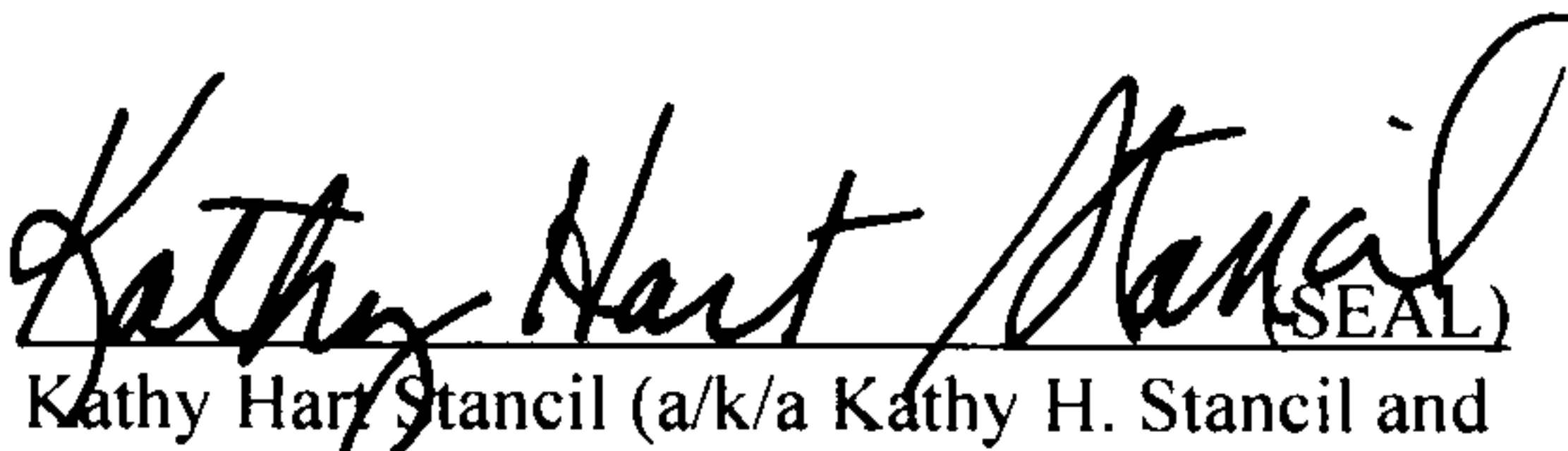
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

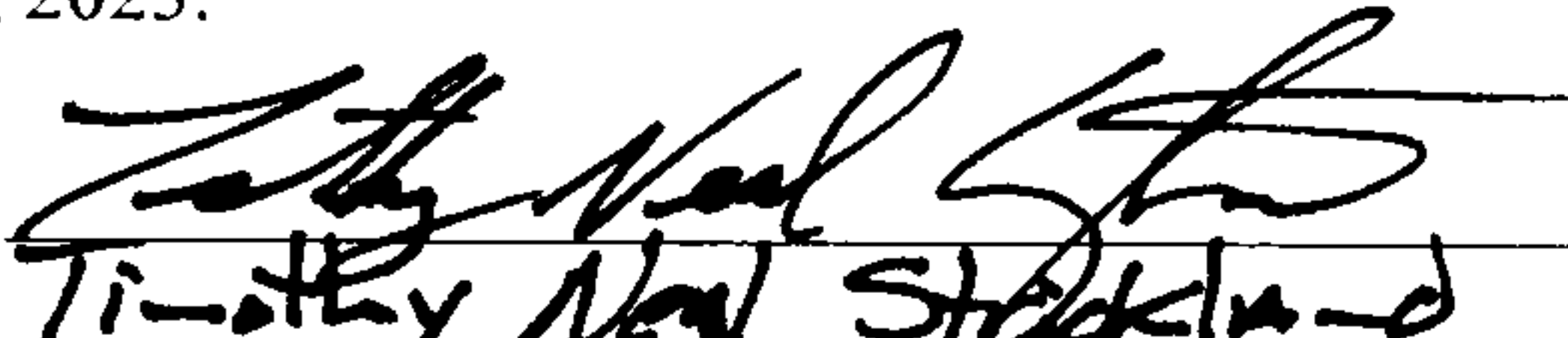
Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

GRANTOR(S):


Kathy Hart Stancil (a/k/a Kathy H. Stancil and Kathy Stancil)

State of NC - County or City of Johnston
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Kathy Hart Stancil (a/k/a Kathy H. Stancil and Kathy Stancil) 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 11 day of December, 2023.


Timothy Neal Strickland
Notary's Printed or Typed Name
My Commission Expires: 11-21-2026

(Affix Seal)

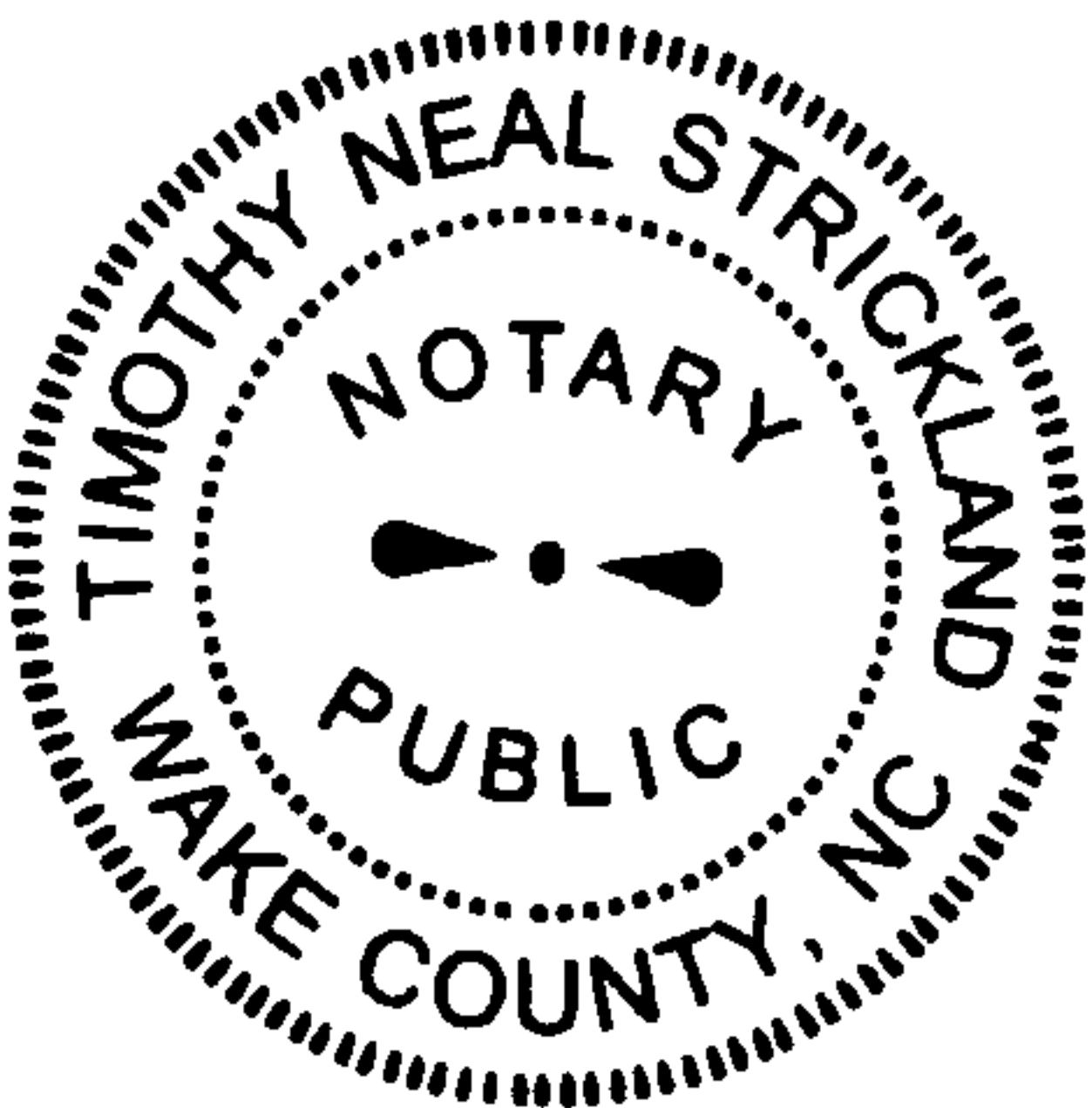


EXHIBIT A
Property Descriptions

PIN #040682 0354

BEGINNING at a stake corner with Lot No. 4 in the run of Sutton's Branch and runs with line of Lot No. 4 North 87 degrees West 23.55 chains to a stake corner with Lot No. 3 in Sallie Johnston's line and then with her line South 13 degrees West 3.75 chains to a stake corner with oak and hickory pointers with D.L. Adams; thence with the said D.L. Adams South 87 degrees East 8.20 chains to a stake corner; thence with said Adams South 5 degrees West 3.00 chains to a small gum corner; thence with Adams South 87 degrees East 2.00 chains to a stake corner; thence with Adams South 24 degrees East 2.00 chains to a stake and pointers; thence with Adams South 35 degrees East 3.00 chains to another stake corner with said Adams; thence with the said D.L. Adams South 87 degrees East 4.30 chains to a stake in the run of Sutton's Branch, thence up the run of said branch as it meanders to the BEGINNING, and is 17 acres more or less. This is the same tract of land which was allotted to Ada Woodell Stewart by Report of Commissioners in the Division of the lands of Ben F. Woodell, recorded in Book 292, page 94, Harnett County Registry, and which is inadvertently referred to therein as Tract No. 4, as per map and survey of O.S. Young, Registered Surveyor, dated February, 1939, whereas said tract is in truth and fact numbered 5 on said map, said Report of reference being made a part hereof.

Reference is made to deed dated October 1, 1952, and recorded in Book 339, page 447 of the Harnett County Registry. For chain of title information, see Book 685, page 772, Harnett County Registry, and Deed Book 4153, Page 1596, Harnett County Registry.