

## NORTH CAROLINA GENERAL WARRANTY DEED

### NO TITLE SEARCH PERFORMED; NO TITLE OPINION OR TAX ADVICE GIVEN

Excise Tax:	\$0.00
Parcel ID:	071600 0240 08
Mail/Box to:	Grantee
Prepared by:	Pope & Pope, Attorneys at Law, P.A., PO Box 790, Angier, NC 27501 (File No. 25.316)
Brief description for the Index:	Lot 1, 2.00 ac. +/-, Map No. 2025-346

THIS GENERAL WARRANTY DEED ("Deed") is made on the \_\_\_\_ day of May, 2025, by and between:

GRANTOR	GRANTEE
Joseph W. Ferrell and wife, Rhonda Ferrell 195 Dixon Road Coats, NC 27521	Callie Ferrell Gilliam and husband, James Kenneth Gilliam 197 Dixon Road Coats, NC 27521

*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, all that certain lot, parcel of land or condominium unit in the City of \_\_\_\_\_, Grove Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

Property Address: 510 Dixon Road, Coats, NC 27521

BEING all of Lot 1, containing 2.00 acres, more or less, as shown upon that map entitled, "Minor Subdivision Joseph W. Ferrell and James Kenneth & Callie Gilliam" prepared by Streamline Land Surveying, Inc., dated March 11, 2025 and recorded in Map Book 2025, Page 346, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

ALSO CONVEYED as an appurtenance to Lot 1 is a non-exclusive easement over and across that "50' Private Ingress/Egress/Utility Easement" containing 0.95 acres total, more or less, as shown upon that map recorded in Map Book 2025, Page 346, Harnett County Registry, which easement shall be for the purposes of affording ingress,

egress, and regress for the benefit of Lot 1 to and from NCSR 1559 (Dixon Road - 60' public right of way), as well as the installation, maintenance and repair of public and private utilities.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3100 page 886.

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 Plat Book 2025 page 346.

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. 2025 ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

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

Joseph W Ferrell  
Name: Joseph W. Ferrell  
Rhonda Ferrell  
Name: Rhonda Ferrell

\_\_\_\_\_  
Entity Name

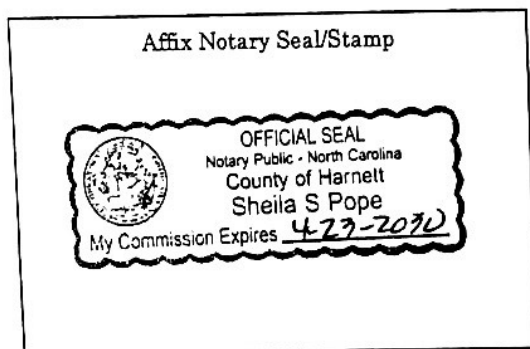
By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF HARNETT

I Sheila S. Pope, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29<sup>th</sup> day of May 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Joseph W. Ferrell and Rhonda Ferrell



Sheila S. Pope  
Notary Public (Official Signature)  
My commission expires: 4-27-2030