



HARNETT COUNTY TAX ID#

08 0643 0002 06

4-13-06 BY SILB

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC

2006 APR 13 04:00:30 PM

BK: 2213 PG: 581-584 FEE: \$20.00

NC REV STAMP: \$100.00

INSTRUMENT # 2006006596

Revenue. \$100 00

Tax Lot No

Parcel Identifier No

08 0643 0002 06

Verified by _____

County on the _____

day of _____

2006

by

Mail after recording to Grantee

This instrument was prepared by Lynn A. Matthews, Attorney at Law

Brief Description for the index

6 83 acres on Hardee Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of April, 2006, by and between

GRANTOR

DAVID H. CLIFFORD,
Unmarried

5632 Millrace Trail
Raleigh, NC 27606

GRANTEE

WILLIAM D. HAWLEY,
Unmarried

P.O. Box 1778
Angier, NC 27501

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 or parcel of land situated in Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2056, Page 171, 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

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 except for the exceptions hereinafter stated

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

- 1. 2006 ad valorem taxes which are not due or payable
- 2. Easements, rights of way and restrictions of record

IN WITNESS WHEREOF, the Grantors has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

David H. Clifford
DAVID H. CLIFFORD

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF HARNETT
I certify that the following person(s) personally appeared before me this 13th day of April, 2006, and

- ☐ I have personal knowledge of the identity of the principal(s)
- ☒ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Driver's License
- ☐ A credible witness has sworn to the identity of the principal(s);

Each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose that therein and in the capacity indicated

Name	Capacity
David H Clifford	

Lynn A Matthews, Notary Public

My commission expires 5-31-06



EXHIBIT "A"

LEGAL DESCRIPTION

BEING all that certain tract or parcel containing 10.34 acre, more or less, as shown on map of survey dated 01/12/93 entitled, Map for: Paul Miller, by Lambert Surveying Co., Benson, North Carolina, and recorded in Plat Cabinet F, Slide 125-C, Harnett County Registry, reference to which is hereby made for greater accuracy of description.

And being formerly described as follows:

BEGINNING at a concrete post, said post being an original corner of Carl Cotton land that is recorded in Book 848, Page 94, and being a corner for Johnson and runs as the old property line North 45 degrees 45 minutes 11 seconds West, 415.81 feet to an iron stake; thence North 45 degrees 49 minutes 39 seconds West, 154.50 feet to an iron stake; thence North 55 degrees 49 minutes 43 seconds East, 1154.97 feet to an iron stake in the center of the road, NCSR No. 1425; thence as the center of the road, South 46 degrees 40 minutes 29 seconds East, 154.5 feet to an iron stake; thence South 47 degrees 56 minutes 07 seconds East, 100 feet to an iron stake in the center of the road, said stake being located North 47 degrees 56 minutes 07 seconds West, 30 feet from the corner for the land sold to Blackwell; thence as the line of the Blackwell land, South 40 degrees 31 minutes 33 seconds West, 142.19 feet to an iron stake; thence North 68 degrees 55 minutes 42 seconds West, 61.78 feet to an iron stake; thence South 39 degrees 56 minutes 36 seconds West, 246.17 feet to an iron stake; thence South 35 degrees 17 minutes 42 seconds East, 60.05 feet to an iron stake; thence South 40 degrees 00 minutes 46 seconds West, 716.75 feet to the point of BEGINNING, and containing 10.34 acres, more or less, all according to that certain survey by W. R. Lambert, RLS, entitled Section III, R.A. McLamb and Associates, dated 03/15/89 to which reference is hereby made.

LESS AND EXCEPT THE FOLLOWING:

- 1. All that certain 2.51 acre tract or parcel described in Warranty Deed dated 02/17/97 from Paul D. Miller to Stacy A. Miller recorded in Book 1190, Page 853, Harnett County Registry.**
- 2. All that 1.0 acre tract or parcel described in Warranty Deed dated 05/13/97 from Paul D. Miller et ux to Joseph Thomas Miller recorded in Book 1205, Page 421, Harnett County Registry.**



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 04/13/2006 04:00:30 PM

Book: RE 2213 Page: 581-584

Document No.: 2006006596

DEED 4 PGS \$20.00

NC REAL ESTATE EXCISE TAX: \$100.00

Recorder: TRUDI S WESTER

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

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