



HARNETT COUNTY TAX ID#

08-0643-0002-08

7-20-05 BY SLCB

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 JUL 20 03:44:38 PM
BK:2106 PG:763-766 FEE:\$20.00
NS:\$25.00
INSTRUMENT # 2005012710

Excise Tax \$ EXEMPT

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No.: 0643-06-0472.000
Verified by: _____ County on the _____ day of _____

By: _____

Mail after recording to William D. Hawley

This instrument was prepared by: Brock & Scott, PLLC

Brief description for the Index

METES AND BOUNDS

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 6th day of July, 2005, by and between

Grantor	Grantee
Federal Home Loan Mortgage Corporation	William D. Hawley
8250 Jones Branch Pkve McLean, VA 22102	Mailing Address: Property Address: 933 Hardee Road Fuquay Varina, NC 27526
Enter in appropriate block for each party; name, 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 into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Fuquay Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake, said stake being in the property line between Paul and Stacy Miller and Blackwell, said stake being located North 40 degrees 00 minutes 46 seconds East 264.68 feet from the SE corner for the Paul and Stacy A. Miller 10.34 acre tract, and runs a new line North 45 degrees 49 minutes 40 seconds West 165.01 feet to an iron stake; thence a new line South 40 degrees 00 minutes 46 seconds West 264.68 feet to an iron stake in the old property line; thence as the Southern property line of Paul and Stacy Miller North 45 degrees 49 minutes 40 seconds West 90.67 feet to an iron stake; thence a new line North 42 degrees 17 minutes 14 seconds East 333.93 feet to an iron stake; thence North 35 degrees 58 minutes 38 seconds East 232.89 feet to an iron stake; thence North 44 degrees 17 minutes 02 seconds East 46.17 feet to an

iron stake; thence South 45 degrees 46 minutes 07 seconds East 255.4 feet to an iron stake in the Eastern property line of Paul and Stacy Miller; thence as their line South 40 degrees 00 minutes 46 seconds West 347.10 feet to the POINT OF BEGINNING and contains 2.51 acres more or less.

THERE IS HEREBY GRANTED with the above described property an easement for ingress and egress to and from NCSR 1425, which is bounded and described as follows: BEGINNING at an iron stake in the Eastern property line of Paul and Stacy Miller, said iron stake being located North 40 degrees 00 minutes 46 seconds East 264.68 feet from the SE corner for Paul and Stacy Miller and runs as the old property line between Miller and Blackwell the following courses and distances: North 40 degrees 00 minutes 46 seconds East 347.10 feet and North 40 degrees 00 minutes 46 seconds East 104.66 feet to an iron stake, and North 35 degrees 17 minutes 42 seconds West 60.05 feet and North 39 degrees 56 minutes 36 seconds East 246.17 feet and South 68 degrees 55 minutes 42 seconds East 61.78 feet and North 40 degrees 31 minutes 33 seconds East 142.19 feet to a point in the center of SR 1425 and is an easement 30 feet wide for purpose of ingress and egress with the above described lines being the Eastern side of the 30 foot easement.

The above-described easement which runs through the Eastern edge of the 2.51 acre tract will also be the easement for ingress and egress to and from North Carolina State Road 1425 for a one (1) acre portion of the Miller land that lies South of the 2.51 acre tract, and reservation and exception for the easement for 1.0 acre tract is hereby made.

Prior Grantor(s): PAUL D MILLER STACY A MILLER HUSBAND AND WIFE
Property Address: 933 Hardee Road, Fuquay Varina, NC 27526

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 2053, Page 978, Harnett County Public Register of Deeds.

A map showing the above described property is recorded in Map Book ____, Page ____.

TO HAVE AND TO HOLD the aforesaid lot or parcel or land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, conditions, restrictions of record, and the 2005 Ad Valorem property taxes, a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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.

Federal Home Loan Mortgage Corporation
by Brock, Scott & Ingersoll, PLLC, as
Attorney-In-Fact.

By: _____

Name: Mark A. Pearson

Title: Manager

STATE OF NC, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, hereby certify that Mark A. Pearson, Manager, of Brock, Scott & Ingersoll, PLLC, said Brock, Scott & Ingersoll, PLLC, being Attorney-In-Fact for Federal Home Loan Mortgage Corporation, personally appeared before me this day and being first duly sworn says that Brock, Scott & Ingersoll, PLLC by and through its Manager, Mark A. Pearson, executed the foregoing and annexed instrument for and on behalf of Federal Home Loan Mortgage Corporation, and Brock, Scott & Ingersoll, PLLC has authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 1774 Page 829 in the Office of the Register of Deeds for Harnett County, North Carolina and that this instrument was duly executed under and by virtue of the authority given by said instrument granting it Power of Attorney; that Mark A. Pearson, acknowledged that (s)he is Manager, of Brock, Scott & Ingersoll, PLLC, a corporation, that by authority duly given and as the act of Brock, Scott & Ingersoll, PLLC as

Attorney-In-Fact for Federal Home Loan Mortgage Corporation, the foregoing instrument was duly executed for the purpose therein expressed by its Manager, Mark A. Pearson, for Brock, Scott & Ingersoll, PLLC (Attorney-In-Fact for Federal Home Loan Mortgage Corporation, for and in behalf of said corporation).

Witness my hand and notarial seal, this 7th day of July, 2005.



(Affix Notarial Seal/Stamp)

Tonya H. Gillespie-Burgess
Notary Public
Name: Tonya H. Gillespie-Burgess
My Commission Expires: 07-08-2009



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

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 07/20/2005 03:44:38 PM
Book: RE 2106 Page: 763-766
Document No.: 2005012710
DEED 4 PGS \$20.00
NS: \$25.00
Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

The foregoing certificate of TONYA H. GILLESPIE- BURGESS Notary is certified to be correct. This 20TH of
July 2005

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

By: *Elmira McLean*
Deputy/Assistant Register of Deeds



2005012710