

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/15/2025 12:02:55 PM NC Rev Stamp: \$250.00
Book: 4303 Page: 1428 - 1429 (2) Fee: \$26.00
Instrument Number: 2025017310

HARNETT COUNTY TAX ID #
080655 0045

09-15-2025 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier No.: 080655 0045

Mail after recording to: Grantee

Title Insurance Policy Issued by: NH Title Group

This instrument was prepared by: Mann, McGibney, & Jordan, PLLC, 401 High House Road, Suite 140, Cary, NC 27513

Brief Description from the Index: 1.319 acres

THIS DEED made this 12 day of Sept, 2025 by and between

GRANTOR

Linell Robinson and Wanda Robinson Lee, Trustees of Robinson
Living Trust, dated December 7, 2004

P.O. 563
Fuquay Varina, NC 27526

GRANTEE

Andrew Adam Robert Brenner and Jaime Marie Brenner, a
married couple

204 Smoky Emerald Way
Holly Springs, NC 27540

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 or near the City/Town of Fuquay-Varina, Harnett County, North Carolina and more particularly described as follows:

BEING all of that parcel of land containing approximately 1.319 acres as shown on that plat of survey entitled, "Lot Recombination Surveyed and Mapped for Charlie Robinson C/O Vanna Estates, I LLC Shirrell D. Robinson & Deborah Gail Robinson" drawn by Stancil & Associates, Professional Land Surveyor, PA surveyed 10/12/2023 and recorded in Plat Book 2024, Page 44, Harnett County Registry.

Property Address: 0 Sneed Lane, Fuquay-Varina, NC 27526

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 737, Page 491, 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:

Easements, Restrictions and Rights of Way of record.
Property taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Robinson Living Trust, dated December 7, 2004

By: Linell Robinson
Linell Robinson, Trustee

By: Wanda Robinson Lee, PhD
Wanda Robinson Lee, Trustee

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Ronald J Bauer, Notary Public, do hereby certify that Linell Robinson and Wanda Robinson Lee, Trustees of Robinson Living Trust, dated December 7, 2004 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12 day of Sept, 2025.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 7-19-27

