

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 4227 Page: 1964 - 1966 (3) Fee: \$26.00
Instrument Number: 2024004506

HARNETT COUNTY TAX ID #
070589 0078 02

03-20-2024 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$19.00
Parcel ID:	0589-75-3123
Mail/Box to:	Grantee
Prepared by:	James S. Adcock III, P.A., 135 North Main Street, Fuquay Varina, NC 27526
Brief description for the index:	Lot 1, 2.0 acres, BM 2024, Page 84

THIS GENERAL WARRANTY DEED ("Deed") is made on the 20 day of March, 20 24, by and between:

GRANTOR	GRANTEE
Ann S. Little a/k/a Ann Parker Little and spouse, James Little a/k/a James Hoyte Little 380 Harvell Road Coats, NC 27521	Joshua David Pusser and spouse, Natalie Durham Pusser 350 Harvell 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 Coats, Harnett County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 1, containing 2.0 acres, as shown on that plat entitled "Minor Subdivision and Ingress, Egress, Regress, and Utility Easement for Ann Little," prepared by Thompson & Associates, PA, dated January 22, 2024, and recorded in Map Book 2024, Page 84, Harnett County Registry .

TOGETHER WITH an easement for ingress, egress, regress, and utilities over, across and under that area shown as "New 50' Ingress, Egress, Regress, and Utility Easement for Lot 1" on that plat recorded in Map Book 2024, Page 84, Harnett County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 885 Page 975.

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 Book 2024 Page 84.

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. Ad valorem taxes for 2024 and subsequent years.
2. Easements, restrictions, and rights of way of record affecting the subject Property.

{SIGNATURE PAGES TO FOLLOW}

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

Ann S. Little a/k/a Ann Parker Little by Meredith Kelly Thompson, as Agent
Name: Ann S. Little a/k/a Ann Parker Little by Meredith Kelly Thompson, as Agent

James Little a/k/a James Hoyt Little by Meredith Kelly Thompson, as Agent
Name: James Little a/k/a James Hoyt Little by Meredith Kelly Thompson, as Agent

STATE OF North Carolina, COUNTY OF Harnett

I, Jerry Smith, do hereby certify that Meredith Kelly Thompson, agent for Ann Parker Little, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Ann Parker Little a/k/a Ann S. Little, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in Harnett County, North Carolina on the 31st day of October, 2023 in Book 4212 Page 2538, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Meredith Kelly Thompson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Ann Parker Little a/k/a Ann S. Little.

Witness my hand and (where an official seal is required by law) official seal. This the 15 day of March, 2024.

Affix Notary Seal/Stamp

JERRY SMITH
Notary Public
Harnett Co., North Carolina
My Commission Expires May 5, 2027

Notary Public (Official Signature)

My commission expires: May 5, 2027

STATE OF North Carolina, COUNTY OF Harnett

I, Jerry Smith, do hereby certify that Meredith Kelly Thompson, agent for James Hoyt Little, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of James Hoyt Little a/k/a James Little, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in Harnett County, North Carolina on the 31st day of October, 2023 in Book 4212 Page 2545, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Meredith Kelly Thompson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said James Hoyt Little a/k/a James Little.

Witness my hand and (where an official seal is required by law) official seal. This the 15 day of March, 2024.

Affix Notary Seal/Stamp

JERRY SMITH
Notary Public
Harnett Co., North Carolina
My Commission Expires May 5, 2027

Notary Public (Official Signature)

My commission expires: May 5, 2027