

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 4306 Page: 2119 - 2120 (2) Fee: \$26.00
Instrument Number: 2025018739

HARNETT COUNTY TAX ID #
080653 0018 69

10-03-2025 BY: MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	NONE
Parcel ID:	080653 0018 69
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	Lot 3, 2.456± acres, Map Number 2025, page 518

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25th day of September, 2025, by and between:

GRANTOR	GRANTEE
STEPHEN JAMES AUSTIN and wife, CRISTIN MARIE AUSTIN 8246 US 401 N Fuquay-Varina, NC 27526	PAYTON ROSE PAXTON and husband, JORDAN WILLIAM PAXTON 166 River Bend Road Fuquay Varina, NC 27526

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 _____, HECTORS CREEK Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 3, containing 2.456± acres, as shown on that plat entitled "Minor Subdivision for Stephen James Austin & Cristin Marie Austin" and recorded in Map Number 2025, page 518, Harnett County Registry, reference to which is hereby made for greater certainty of description.

TOGETHER WITH THE FOLLOWING PERPETUAL EASEMENT FOR ACCESS AND UTILITIES:
Being all of that "NEW PRIVATE 50' ACCESS & UTILITY EASEMENT" as shown in Map Number 2025, page 518, Harnett County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4288 page 2547.

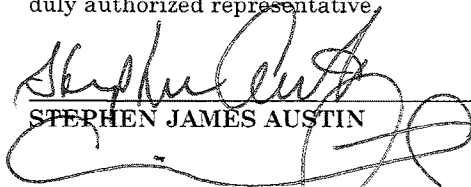
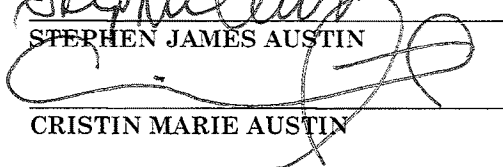
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2025 page 518.

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:

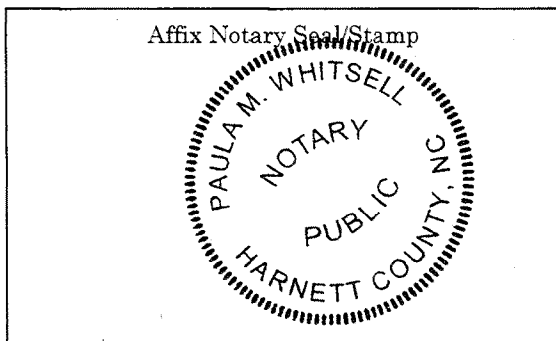
1. All easements, covenants, restrictions and right of ways of record;
2. 2025 ad valorem taxes;
3. All matters as shown in Map Number 2025, page 518, Harnett County Registry;
4. Right of way of US Highway 421.
5. All zoning and land use ordinances affecting the property conveyed herein.

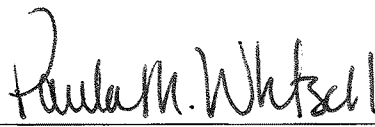
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative,


STEPHEN JAMES AUSTIN

CRISTIN MARIE AUSTIN

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, PAULA M. WHITSELL, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 29TH day of SEPTEMBER 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): STEPHEN JAMES AUSTIN AND CRISTIN MARIE AUSTIN.




Notary Public (Official Signature)
My commission expires: 13 AUG 2028