

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
01/02/2024 09:29:03 AM NC Rev Stamp: \$310.00  
Book: 4218 Page: 2781 - 2783 (3) Fee: \$26.00  
Instrument Number: 2024000015

HARNETT COUNTY TAX ID#  
099566 0028 01  
099566 0175  
01-02-2024 BY SM

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 310.00

Parcel Identifier No. 099566 0028 01 & 099566 0175 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: Lot 4, Map Book 2023, Page 574 and Lot 5, Map Book 2023, Page 572

THIS DEED made this 30th day of December, 2023, by and between

GRANTOR

GRANTEE

Peggy J. Cameron, widowed

Edward Troy Bott and Victoria Charlotte Bott (f/k/a/  
Victoria Charlotte Swanson), Trustees of the Boaz Ruth  
Trust, dated May 7, 2021

109 S. Franklin Drive  
Sanford, NC 27330

PO Box 874234  
Wasilla, AK 99687

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

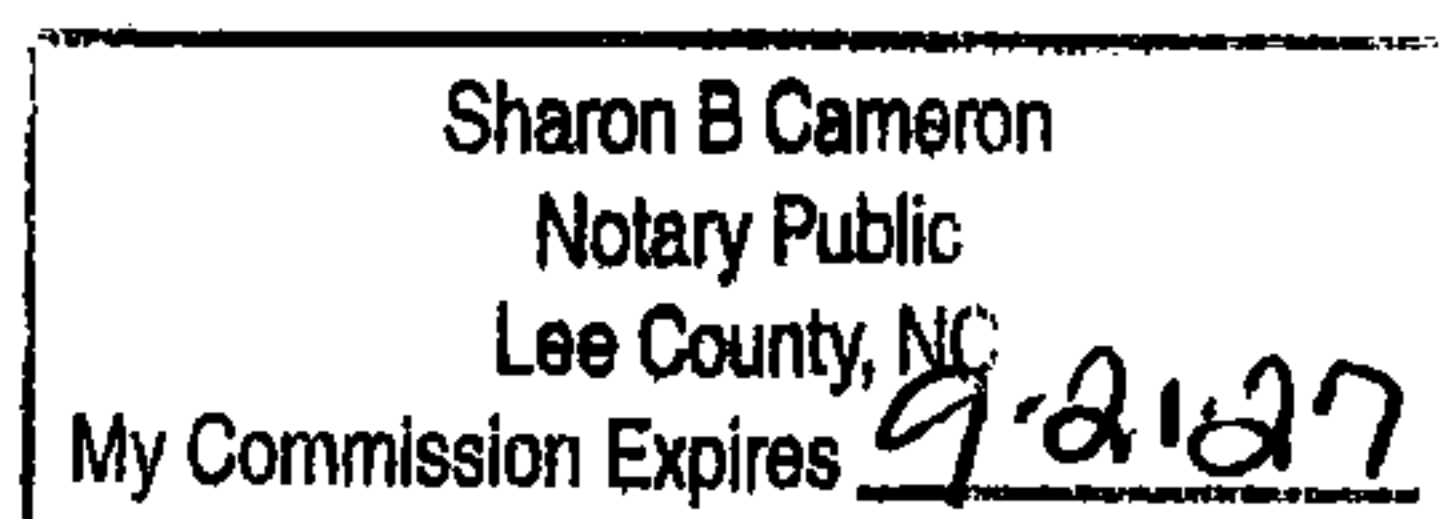
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR(S):

  
Peggy J. Cameron 12/20/23

State of NC - County or City of Lee

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that Peggy J. Cameron personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of Dec, 2023.



  
Sharon B Cameron  
Notary's Printed or Typed Name  
My Commission Expires: 9-21-27

(Affix Seal)

**EXHIBIT A****TRACT ONE**

**BEING ALL OF LOT 4, CONSITING OF 2.16 ACRES, MORE OR LESS, AS SHOWN ON THAT MAP ENTITLED, "MINOR SUBDIVISION / RECOMBINATION PLAT FOR RONALD MACK CAMERON AND WIFE PEGGY J. CAMERON", AND RECORDED IN MAP BOOK 2023, PAGE 574, HARNETT COUNTY REGISTRY.**

**TRACT TWO**

**BEING ALL OF LOT 5, CONSISTING OF 11.34 ACRES, MORE OR LESS, AS SHOWN ON THAT MAP ENTITLED, "EXEMPT SUBDIVISION, RECOMBINATION, NEW 50' ACCESS EASEMENT, NEW 30' ACCESS EASEMENT PLAT FOR RONALD MACK CAMERON AND WIFE PEGGY J. CAMERON" AND RECORDED IN MAP BOOK 2023, PAGE 572, HARNETT COUNTY REGISTRY.**

**Together with and subject to rights of access, ingress and egress from that New 50' Access Easement and that New 30' Access Easement, as shown on that map recorded in Map Book 2023, Page 572, Harnett County Registry, and as also shown that map recorded in Map Book 2023, Page 574, Harnett County Registry.**