

FOR REGISTRATION
 Kimberly S. Hargrove
 REGISTER OF DEEDS
 Harnett County, NC
 2019 MAY 15 09:41:08 AM
 BK:3697 PG:331-332
 FEE:\$26.00
 EXCISE TAX: \$110.00
 INSTRUMENT # 2019006306
 TWESTER

HARNETT COUNTY TAX ID#

080655-0118-01

5/15/19 BY (CW)



Excise Tax \$110.00

Recording Time, Book and Page

Mail after recording to **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

This instrument prepared by **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

Brief Description for the index : 3.00 acres John R Prince

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of May, 2019 by and between

GRANTOR	GRANTEE
<p>William Gregory Hipp, a Free Trader 299 Ballard Road Fuquay-Varina, NC 27526</p>	<p>New Town Property Holdings, LLC, a North Carolina Limited Company 461 Cedar Rock Trail Fuquay-Varina, NC 27526</p>

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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Hector's Creek Township, Harnett County, North Carolina** and more particularly described as follows:

Parcel ID Number: 080655-0118-01

BEGINNING at an existing iron stake in the western right of way line of US Highway 401, same being the southeastern corner of Arthur R Radau and wife, Glenda F. Radau's 1.617 acre tract in Book 788, Page 238, Harnett County Registry, and running thence with Radau South 89 degrees 38 minutes West 45 seconds West 321.99 feet to an existing iron stake in the eastern right of way line of Norfolk & Southern Railroad; thence with said right of way South 21 degrees 31 minutes 30 seconds East 389 feet to a spike in the centerline of SR 1414; thence South 21 degrees 31 minutes 30 seconds East 98.05 feet to an iron stake in the railroad eastern right of way line, a corner with Retha S. Gardner; thence South 61 degrees 32 minutes 00 seconds East 262.94 feet to an iron stake in the western right of way line of US Highway 401; thence with said right of way line the following courses and distances: North 09 degrees 54 minutes 00 seconds West 387.26 feet to an iron stake; thence North 08 degrees 01 minute 00 seconds West 100 feet to an iron stake; and North 04 degrees 11 minutes 15 seconds West 100 feet to the point and place of **BEGINNING**, and containing 3 acres.

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 3513, Page 440, Harnett County Registry.**

A map showing the above described property is recorded at **Map Book _____, Harnett County Registry.**

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

William Gregory Hipp (SEAL)
William Gregory Hipp

NORTH CAROLINA, HARNETT COUNTY

I, Betty L. Johnson a Notary Public of the County and State aforesaid, certify that William Gregory Hipp, a Free Trader, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10 day of May, 2019.

Betty L. Johnson
Signature of Notary Public
Betty L. Johnson
Printed Name of Notary Public

