

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Jan 05 02:11 PM NC Rev Stamp: \$ 450.00
Book: 3570 Page: 968 - 969 Fee: \$ 26.00
Instrument Number: 2018000195

HARNETT COUNTY TAX ID #
10-0577-0012-01

01-05-2018 BY: CW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Tax Identification Number: OUT OF 100577 0012

Prepared by/Mail to: Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526

Brief Description for the index

82.24± acres Titan Roberts Road

THIS DEED made this 3RD day of JANUARY, 2018, by and between

GRANTOR

GRANTEE

SUSAN M. SURLS and husband,
R. HUGH SURLS
126 Brandon Drive
Lillington, NC 27546

ROBERT L. RAYNOR, SR. and wife,
APRIL H. RAYNOR, (a 50% undivided interest)
And
ROBERT L. RAYNOR, JR. (a 50% undivided
interest)
145 Claire Drive
Clayton, NC 27520

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 of _____, Lillington Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Tract 1, containing 82.24± acres as shown on that plat entitled "Subdivision Survey for Susan McPhail Surles" and recorded in Map Number 2017, page 444, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Property Address: 0 Titan Roberts Road, Lillington, NC 27546

submitted electronically by "Adcock Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor.

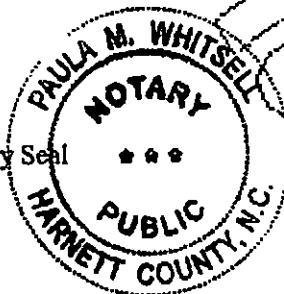
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

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

- 1. All easements, covenants, restrictions and right of ways of record;
- 2. 2018 ad valorem taxes;
- 3. Right of way of Eitan Roberts Road.

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



Notary Seal

Susan M. Surles (SEAL)
 SUSAN M. SURLES

R. Hugh Surles (SEAL)
 R. HUGH SURLES

NORTH CAROLINA
WAKE COUNTY

I, the undersigned notary public, do hereby certify that Susan M. Surles and R. Hugh Surles, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 2nd day of January, 2018.

Paula M. Whitsell Notary Public
 Paula M. Whitsell

My commission expires: 13 AUG 2018

UNRECORDED INSTRUMENT