

For Registration Kimberly S. Hargrove
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2018 Jun 13 12:25 PM NC Rev Stamp: \$ 146.00
 Book: 3614 Page: 113 - 115 Fee: \$ 26.00
 Instrument Number: 2018008442

HARNETT COUNTY TAX ID #
 010534015101

06-13-2018 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 146.00

Parcel Identifier No. 010534015101 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Jennifer Kirby Fincher PLLC, 2543 Ravenhill Drive, Ste. C, Fayetteville, NC 28303

This instrument was prepared by: Jennifer Kirby Fincher PLLC, 2543 Ravenhill Drive, Ste. C, Fayetteville, NC 28303

Brief description for the Index: _____

THIS DEED made this 12th day of June, 2018, by and between

GRANTOR

GRANTEE

Willie C Brinkley a single man
 85 Brinkley Hill Ln.
 Cameron, NC 28326

Jeanette Gallaher married
 441 Kingsford Rd.
 Fayetteville, NC 28314

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 the City of Bunnlevel, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3308 page 331.
 All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____

Page 1 of 2

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
 Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
 North Carolina Bar Association – NC Bar Form No. 3

Submitted electronically by "Jennifer Kirby Fincher, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

Subject to all restrictions, easements and rights-of-way of record. Current year ad valorem taxes.

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

By: _____
(Entity Name)

Willie C Brinkley (SEAL)
Print/Type Name: Willie C Brinkley

By: _____

Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Hammett Cumberland

I, the undersigned Notary Public of the County or City of Hammett Cumberland and State aforesaid, certify that Willie C Brinkley 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 12th day of June, 2018.

My Commission Expires: 4/17/21
(Affix Seal)

JENNIFER K FINCHER
Notary Public
North Carolina
Cumberland County

Jennifer K Fincher
Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Hammett

I, the undersigned Notary Public of the County or City of Hammett and State aforesaid, certify that _____ 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 12th day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Lying and being in Anderson Creek Township, Harnett County, North Carolina, west of and adjoining Elliott Bridge Road (Paved Secondary Road 2045, 60 feet of public right of way width), about 0.4 mile north of the intersection of Elliott Bridge Road and Raynor McLamb Road, and bounded by lands of Alvin Ray McArtan (Deed Book 2697, Page 259) on the east, by lands of Jeanette L. Gallaher (Deed Book 3166, Page 780) on the south, by lands of Ida Carol Wilson and Donald Wilson (Deed Book 1850, Page 807), by lands of Miles Elliott (Deed Book 185, Page 48), by lands of Jeanette L. Gallaher (Deed Book 3400, Page 262 and Plat Book 2016, Page 262) on the west, and by other lands of the original tract of which this is a part on the north (Deed Book 3308, Page 331 and Plat Cabinet F, Slide 400-B).

BEGINNING at an existing cotton spindle found in or near the pavement centerline of Elliott Bridge Road (Paved Secondary Road 2045, 60 public right of way width) marking a common corner of the original tract of which this is a part (Deed Book 3400, Page 262 and Plat Book 2016, Page 262) and Alvin Ray McArtan (Deed Book 2697, Page 259) having North Carolina North American Datum of 1983 (2011 adjustment) grid coordinates of Northing = 555076.79 feet and Easting = 2040788.11 feet; and being located North 03 degrees 57 minutes 26 seconds West 2147.79 feet from and existing mag nail found at or near the centerline of pavement intersection of Elliott Bridge Road and Raynor McLamb Road, and runs thence from said point of beginning (existing cotton spindle found) with Alvin Ray McArtan's line (Deed Book 2697, Page 259) South 88 degrees 35 minutes 07 seconds West 472.62 feet to an existing iron rod found; Thence again with McArtan's line South 01 degree 39 minutes 44 seconds East 1143.20 feet to an existing iron rod found; Thence with Jeanette L. Gallaher's line (Deed Book 3166, Page 780) South 01 degree 32 minutes 03 seconds East, passing through an existing iron rod found near the bank of a pond at a distance of 139.13 feet, and continuing for a total distance of 435.21 feet to a calculated point in a pond; Thence again with Gallaher's line North 89 degrees 17 minutes 46 seconds West, passing through an existing iron rod found near the pond bank at a distance of 66.58 feet, and continuing for a total distance of 322.78 feet to an existing iron pump pipe found; Thence with Ida Carol Wilson and Donald Wilson's line (Deed Book 1850, Page 807) North 01 degree 32 minutes 58 seconds West 890.59 feet to an existing iron pipe found; Thence with Miles Elliott's line (Deed Book 185, Page 48) North 01 degree 33 minutes 30 seconds West, passing through an existing iron t-post found at a distance of 180.00 feet, and continuing for a total distance of 597.16 feet to an existing iron rod found; Thence again with Miles Elliott's line North 89 degrees 19 minutes 53 seconds West 1058.04 feet to an existing iron pipe found; Thence with Jeanette L. Gallaher's line (Deed Book 3400, Page 262) North 00 degrees 23 minutes 40 seconds East 255.73 feet to an existing iron rod found; Thence North 89 degrees 33 minutes 32 seconds East 1767.27 feet to mag nail set in or near the pavement centerline of Elliott Bridge Road being located South 23 degrees 29 minutes 50 seconds East 921.89 feet from an existing cotton spindle found; Thence with or near the pavement centerline of Elliott Bridge Road South 23 degrees 29 minutes 50 seconds East 200.00 feet to the point of beginning containing 21.36 Acres, more or less, subject to any rights of ways or easements of record.

Being a portion of the lands described in Deed Book 3308, Page 331 and shown on a map or plat recorded in Plat Cabinet F, Slide 400-B, Harnett County Registry.

Bearings referenced to the North Carolina Grid System North American Datum of 1983 using the 2011 adjustment.