

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Dec 17 04:31 PM NC Rev Stamp: \$ 232.00
Book: 3911 Page: 821 - 822 Fee: \$ 26.00
Instrument Number: 2020023718

HARNETT COUNTY TAX ID #
10065013130004

12-17-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$232.00 NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. 10065013130004 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.850)

Brief description for the Index: 209 W. Front St.

THIS DEED made this 17 day of December, 2020, by and between

GRANTOR	GRANTEE
Linda J. Johnson, Widow P.O. Box 1329 Lillington, North Carolina 27546	James A. Burgin and wife, Ann S. Burgin 6099 NC 55 W Angier, North Carolina 27501

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

Property Address: 209 W. Front Street, Lillington, North Carolina 27501

BEGINNING at the intersection of the eastern margin of tenth street and the southern margin of Front Street and runs thence in a southerly direction with the eastern margin of Tenth Street 120 feet to a stake; thence in an easterly direction and parallel with Front Street 100 feet to a stake; thence northerly and parallel with Tenth Street 120 feet to a stake in the southern margin of Front Street, and thence with the southern margin of Front Street 100 feet to the point of BEGINNING. See Book 156, Page 224 and Book 1391, Page 746, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1962, Page 232-235

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

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

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:

1. 2021 Harnett County ad valorem taxes and subsequent years are now due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

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

 (Entity Name) Linda J. Johnson (SEAL)
 Print/Type Name: Linda J. Johnson

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

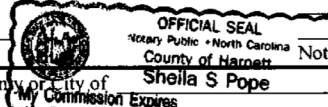
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Linda J. Johnson 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 17 day of December, 2020.

My Commission Expires: 4/20/2025 (Affix Seal)  Sheila S. Pope Notary Public
 Notary's Printed or Typed Name

I, the undersigned Notary Public of the County or City of _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - 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: _____ Notary Public
 Notary's Printed or Typed Name