

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Feb 10 04:00 PM NC Rev Stamp: \$ 0.00
Book: 4113 Page: 106 - 108 Fee: \$ 26.00
Instrument Number: 2022002967

HARNETT COUNTY TAX ID #
120555 0101

02-10-2022 BY: ED

REVENUE -0-

THIS INSTRUMENT PREPARED BY
P. TILGHMAN POPE, ATTORNEY
POST OFFICE BOX 928,
DUNN, NORTH CAROLINA 28335

The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

Parcel ID: 0565-33-7138.000

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

EXECUTOR'S DEED

THIS DEED, made this 10th day of February, 2022, by **John Edward Parker, Jr., 853 Brock Road, Bunnlevel, North Carolina 28323 and Thomas Garland Parker, 613 Will Lucas Road, Linden, North Carolina 28356, as Co-Executors under the Will of John Edward Parker, Sr., hereinafter referred to as Grantor, and John Edward Parker, Jr. and Thomas Garland Parker, 853 Brock Road, Bunnlevel, North Carolina 28323, as Tenants in Common,** hereinafter referred to as Grantee;

WITNESSETH:

THAT WHEREAS, John Edward Parker, Sr. died testate on October 25, 2021 and his Will was duly probated in the Superior Court of Harnett County and appears together with the probate proceedings thereon in the office of the Clerk of Superior Court of Harnett County in Estate File 21-E-1006, to which reference is hereby made; and

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

WHEREAS, John Edward Parker, Sr. was unmarried at the time of his death and under Article II of his Will, the hereinafter described tract of real property of said decedent was devised and bequeathed to his sons, **John Edward Parker, Jr. and Thomas Garland Parker**; and

WHEREAS, the said John Edward Parker, Jr. and Thomas Garland Parkert, the Grantors herein, were duly qualified and were made Co-Executors under the Will of John Edward Parker, Sr., deceased, on November 16, 2021 and have continued in such capacity since said time, and is now engaged in the administration of said estate and the distribution of assets herein; and

WHEREAS, it is the purpose and intention of the Grantors, as Co-Executors of the Will of John Edward Parker, Sr., deceased, to convey the hereinafter described property to **John Edward Parker, Jr. and Thomas Garland Parker, as Tenants in Common**;

NOW, THEREFORE, the Grantors, acting as Co-Executors as aforesaid, in consideration of the premises, and under the authority and instructions granted in said Will, by these presents do convey unto the said Grantees, **John Edward Parker, Sr. and Thomas Garland Parker**, their heirs and assigns in fee simple absolute, all those certain parcels of land lying in Harnett County, North Carolina, and being more particularly described as follows:

That certain tract or parcel of land containing 26.03 acres, lying in Stewart's Creek Township, Harnett County, North Carolina and bounded as follows: On the South by State Road 2027, on the East by Tract 7 – McArtan Land being purchased by R.A. McLamb & Associates, Inc. and MIKEN A-ssociates, a partnership, on the North by lands of Williams and on the West by lands of Alvin McArtan and Ida W. Kilpatrick, and more particularly described as follows:

BEGINNING at a set iron pipe corner in the center line of State Road 2027 (60' R/W) in the eastern ine of Ida W. Kilpatrick and being a common corner with the Northwestern corner of Tract 5, and runs thence as the center line of said State Road 2027, North 79 degrees 53 minutes East 257.52 feet to a point of curve, said curve having a radius of 1,478.86 feet, a delta 11 degrees 35 minutes, a tangent 150 feet with an arc distance of 298.97 feet; thence continuing as the center line of State Road 2027, South 88 degrees 32 minutes East 124.9 feet to a point, a common corner with the Southwest corner of Tract 7; thence as a common line with Tract 7, North 3 degrees 25 minutes 50 seconds East (reversed) 1,577.50 feet to a set concrete monument, a common corner with the Northwest corner of Tract 7, in the Williams line; thence as a common line with Williams South 81 degrees 01 minute 30 seconds West 800.75 feet to an existing concrete monument, corner with Williams; thence a new line, South 2 degrees 55 minutes 08 seconds West (reversed) 333.94 feet to a corner with Ida W. Kilpatrick; thence as a common line with Kilpatrick South 1 degree 49 minutes East (reversed) 1,181.38 feet to the point of **BEGINNING**, and being Tract 6 according to a survey and plat of Artis P. Spence, dated March 4, 1984 (Revision: 3-9-84) entitled " Property of Alvin McArtan" which plat is recorded in Plat Cabinet 2, Slide 145, Harnett County Registry.

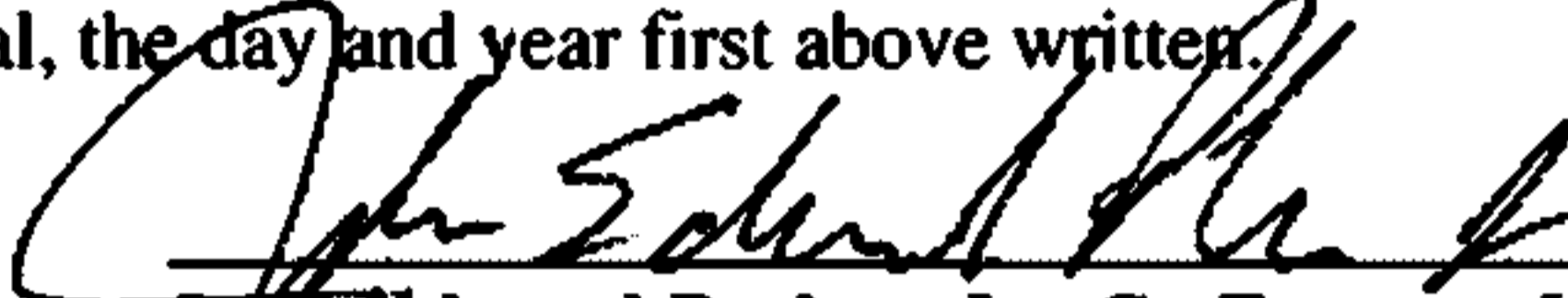
This conveyance is made subject to the 60 foot right of way with respect to State Road 2027 recorded in Book 462, Page 37, Harnett County Registry.

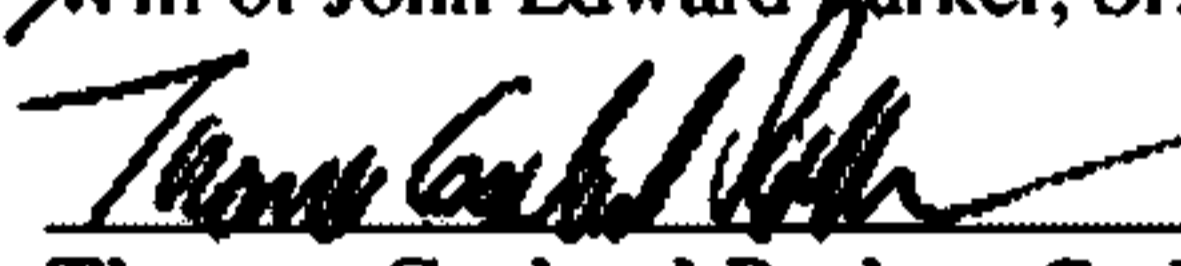
LESS AND EXCEPT that certain 1.54 acres as recorded in Book 1586, Page 192, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto in fee simple absolute to **John Edward Parker, Jr. and Thomas Garland Parker**, their heirs and assigns in fee simple forever.

And the said Grantors, acting as Co-Executors, do hereby covenant that they have not placed or suffered to be placed any presently existing lien or encumbrance (except as above stated) on said premises and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through or on account of them, but no further.

IN TESTIMONY WHEREOF, the said Grantors acting as Co-Executors as above set forth has hereunto set their hand and seal, the day and year first above written.

 (SEAL)
John Edward Parker, Jr., Co-Executor Under the Will of John Edward Parker, Sr.

 (SEAL)
Thomas Garland Parker, Co-Executor Under the Will of John Edward Parker, Sr.

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that **John Edward Parker, Jr. and Thomas Garland Parker**, acting as Co-Executors under the Will of John Edward Parker, Sr., deceased, personally appeared before me this day and acknowledged the due execution of the foregoing document for the purposes therein expressed.

WITNESS my hand and official seal this 10 day of February, 2022.


Notary Public
My Commission Expires: 1/9/2023

Notary Seal

