

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 07/13/2023 10:01:05 AM NC Rev Stamp: \$634.00
 Book: 4199 Page: 2238 - 2240 (3) Fee: \$26.00
 Instrument Number: 2023011352

HARNETT COUNTY TAX ID#
 010536 0117

07-13-2023 BY MC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$634.00
Parcel ID:	010536 0117
PIN:	0536-83-2674.000
Mail/Box to:	Adams, Howell, Sizemore & Adams, P.A. 728 N. Raleigh Street, Suite B1, Angier, NC 27501
Prepared by:	Smith Debnam Narron Drake Saintsing Myers, LLP
Brief description for the Index:	37.42+/- acres off McLean Chapel Church Road Bunnlevel NC 28323

THIS GENERAL WARRANTY DEED ("Deed") is made on the 12 day of July 2023, by and between:

GRANTOR	GRANTEE
Douglas Myron Matthews a/k/a Douglas Marion Matthews and wife, Deborah Matthews, David Charles Matthews, unmarried, Dennis James Matthews and wife, Patricia Becker Matthews, Address: 3966 Haithcock Road Raleigh NC 27604	Stewart Holdings of Buies Creek, LLC a North Carolina Limited Liability Company Address: PO Box 543 Buies Creek NC 27506

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

Called the Nordan Tract:

Beginning at a stake by the old tram road in the line of the 60 acre tract 10 chains from the northwest corner of the said 60 acre tract and runs thense North 2° East 38 chains and 95 links to a large pine stump, Shaw's corner; thence Northeast 6 chains and 8 links to a pine at the corner of McNeill's fence; thence as McNeill's line South 50° East 12 chains to a stake and pointers; thense South 2° West 37 chains to the line of the said 60 acre tract; thence as that line North 87° West 10 chains to the beginning and containing 41 acres, more of less.

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Less and except from the foregoing tract the following portions thereof:

- 1. That parcel containing 2.868 acres as conveyed by Cyrus M. Matthews and wife, Mae S. Matthews to Gerald R. Temple and wife, Patricia S. Temple by deed recorded in Book 616, Page 48, Harnett County Registry and
- 2. Any portion thereof lying and being located within the right of way of State Road #2030, also called McLean Chapel Church Road, the property being subject to said State Road right of way.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1235, Page 784, and Estate of June S. Matthews, 17 E 204.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

Douglas Myron Matthews a/k/a Douglas Marion Matthews
 Print/Type Name: Douglas Myron Matthews a/k/a Douglas Marion Matthews

Deborah Matthews
 Print/Type Name: Deborah Matthews

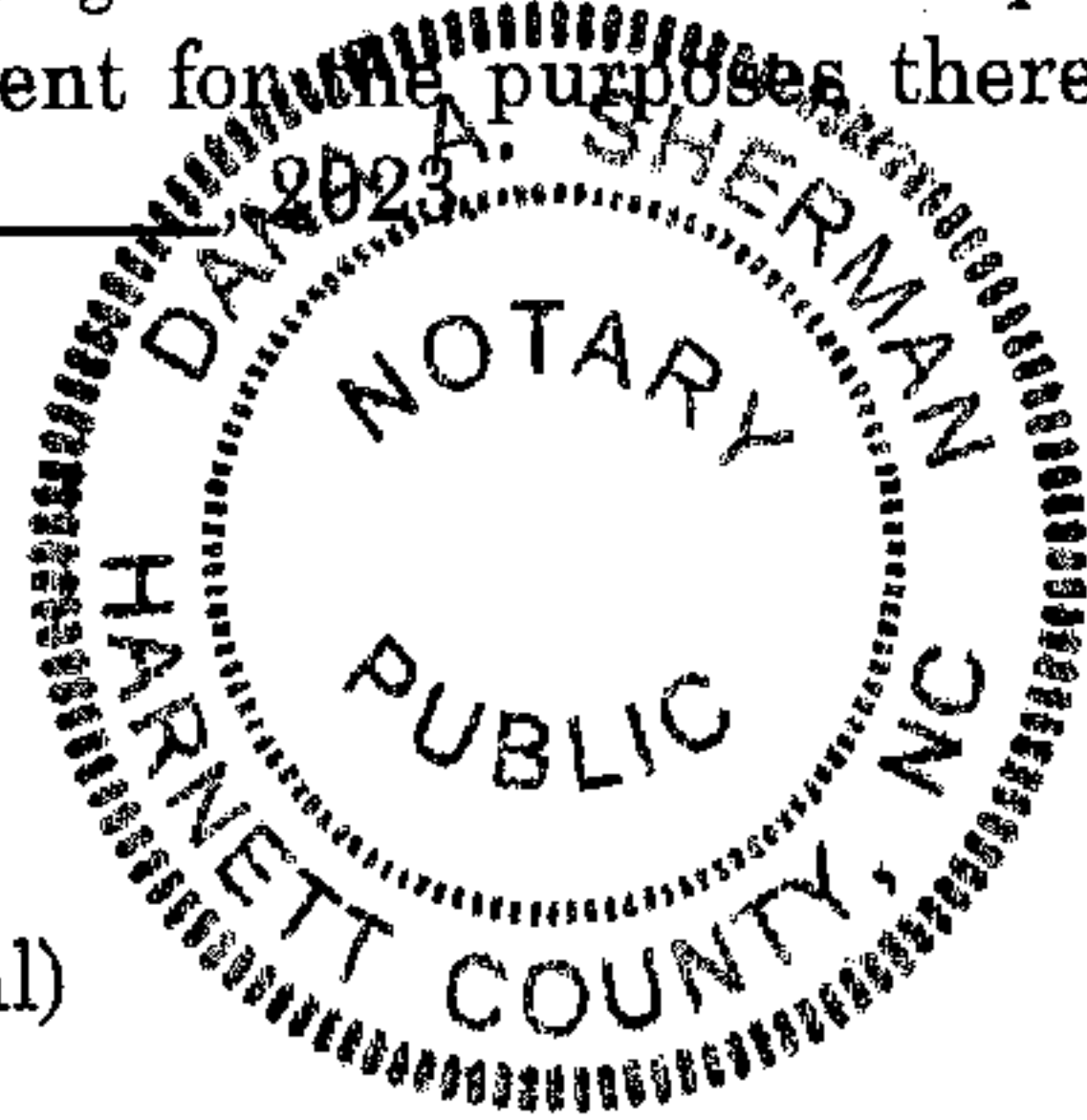
Dennis James Matthews
 Print/Type Name: Dennis James Matthews, by Douglas Myron Matthews a/w/a Douglas Marion Matthews *

Patricia Becker Matthews
 Print/Type Name: Patricia Becker Matthews, by Douglas Myron Matthews a/k/a Douglas Marion Matthews*
 *as Attorney-in-fact

David Charles Matthews
 Print/Type Name: David Charles Matthews, by Douglas Myron Matthews a/k/a Douglas Marion Matthews as Attorney-in-Fact

State of North Carolina – County of Harnett

I, the undersigned Notary Public of the County of Harnett and State aforesaid, certify that Douglas Myron Matthews a/k/a Douglas Marion Matthews 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 12 day of July

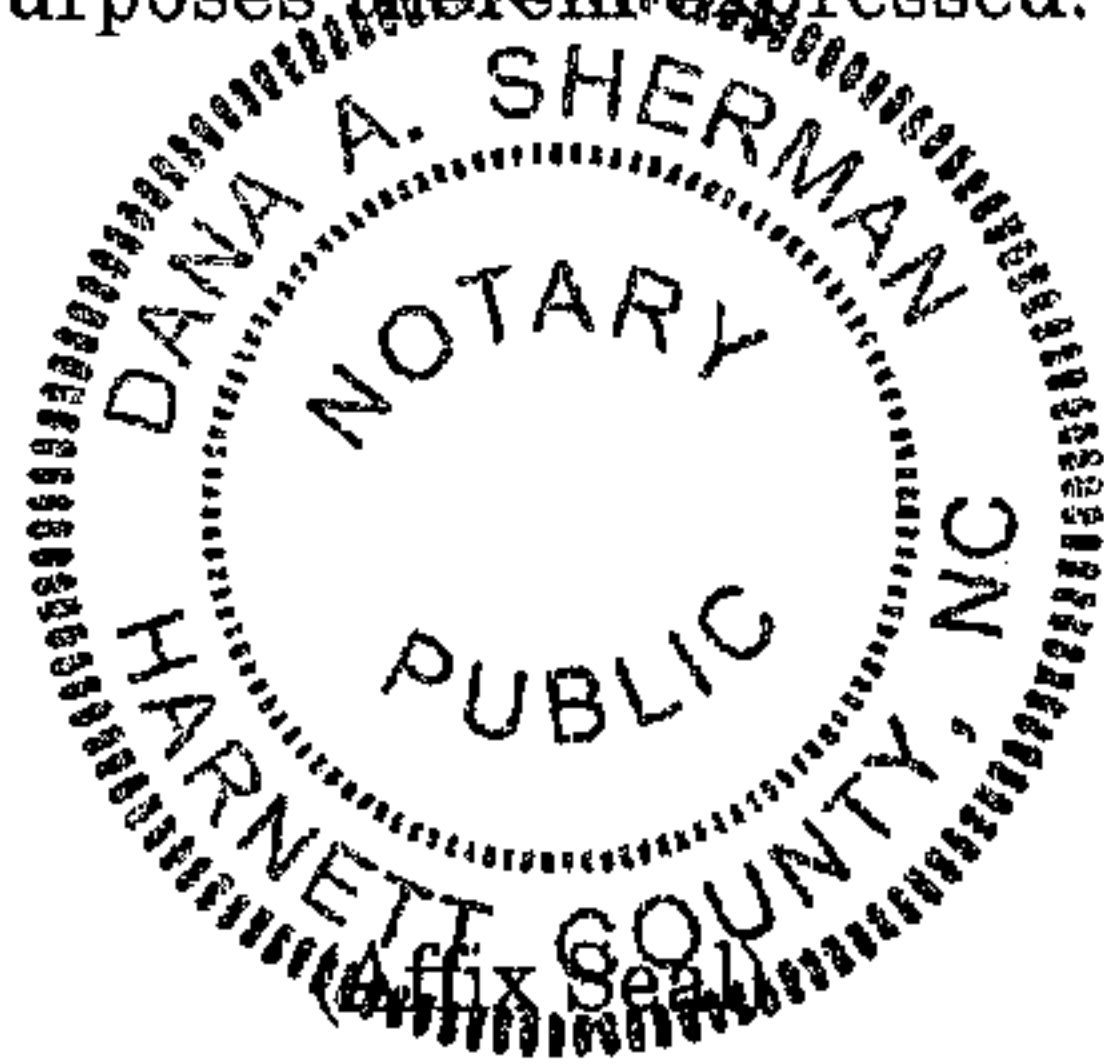


(Affix Seal)

Dana A. Sherman
 Dana A. Sherman Notary Public
 Notary's Printed or Typed Name
 My Commission Expires: 12-13-27

State of North Carolina – County of Harnett

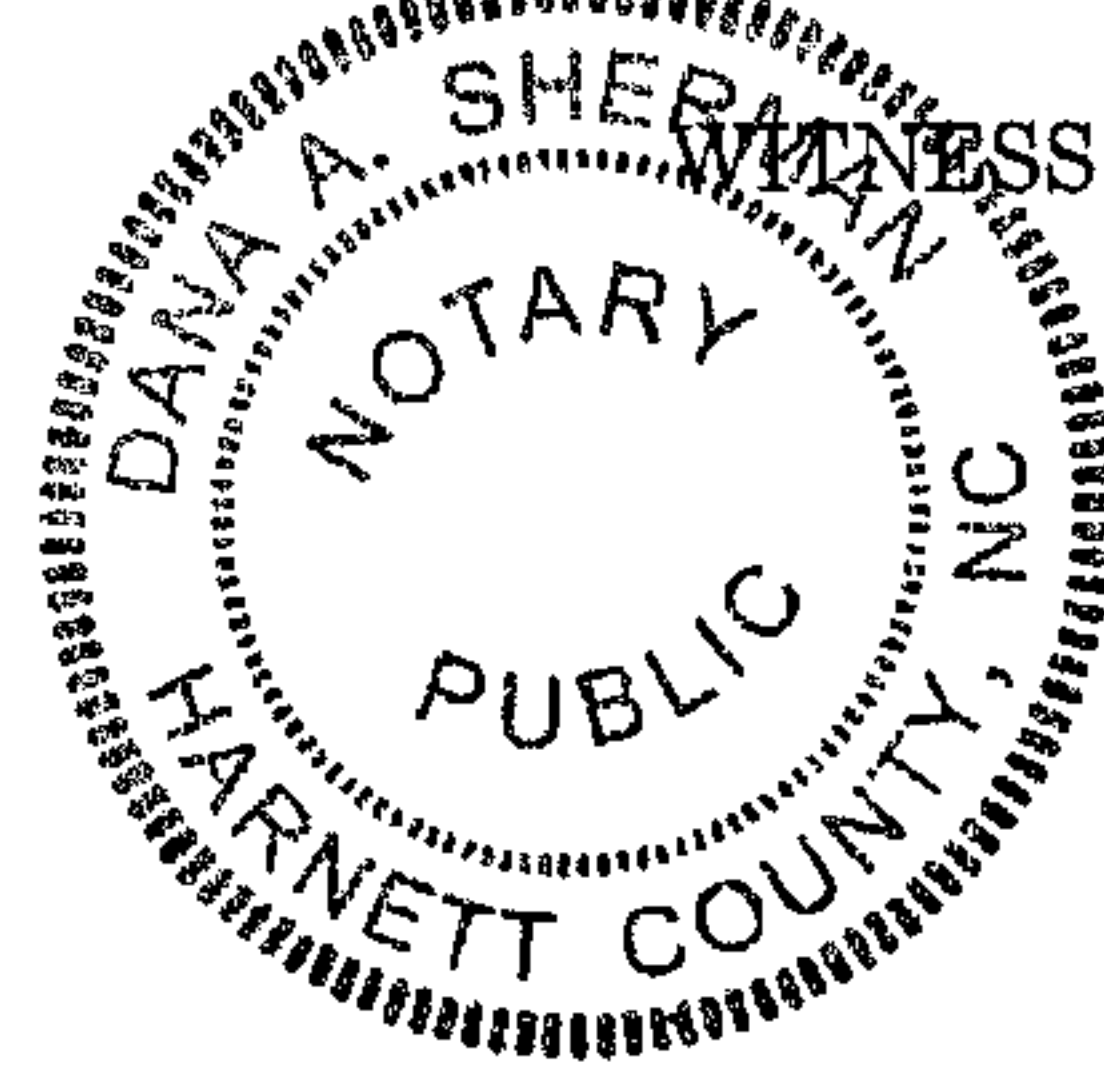
I, the undersigned Notary Public of the County of Harnett and State aforesaid, certify that Deborah Matthews personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of July, 2023.



Dana A. Sherman
Dana A. Sherman Notary Public
Notary's Printed or Typed Name
My Commission Expires: 12-13-27

State of North Carolina – County of Harnett

I, a Notary Public in and of said County and State, do hereby certify that Douglas Myron Matthews a/k/a Douglas Marion Matthews, Agent for David Charles Matthews, Dennis James Matthews and Patricia Becker Matthews, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of David Charles Matthews, Dennis James Matthews and Patricia Becker Matthews and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Harnett County, North Carolina, on the 11th day of May, 2023 in Book 4192, Page 1021, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Agent acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said David Charles Matthew, Dennis James Matthews and Patricia Becker Matthews.



WITNESS my hand and official stamp or seal, this the 12 day of July, 2023.

Dana A. Sherman
Dana A. Sherman Notary Public
Notary's Printed or Typed Name
My Commission Expires: 12-13-27

(Affix Seal)