



FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2008 MAY 21 01:29:25 PM  
BK: 2511 PG: 640-642 FEE: \$17.00  
NC REV STAMP: \$80.00  
INSTRUMENT # 2008008488

HARNETT COUNTY TAX ID#

0015116-0689

5-21-08 BY KAO

REVENUE: \$80.00

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

REID #19801

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

WARRANTY DEED

**THIS DEED**, made this 21st day of May 2008 by and between **Harnett Trading Company, Inc.**, Post Office Box 430, Dunn, North Carolina 28335, hereinafter referred to as Grantor and **G & J Page Properties, LLC**, 108 Steeplechase Drive, Dunn, North Carolina 28334, hereinafter referred to as Grantee;

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 the City of Dunn, Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

**BEGINNING** at a point in the right of way of US Highway 301 said point being 19.7 feet from the center of said right of way, said point cornering with Sarah Barefoot property in said right of way line and said point being also South 41 degrees West 520.05 feet from a corner in said right of way line, corner with the property of John Williams and said point of beginning being also the Southwestern corner of the Thelma Brown property in the Eastern right of way line of US Highway 301; thence from said beginning point North 41 degrees 0 minutes East 225.40 feet to an iron stake cornering with Lot No. 1 belonging and conveyed to Louise D. Garrett in the mutual exchange of property herein referred to; thence along her line South 40 degrees 54 minutes 57 seconds East 433.95 feet to an iron stake in the line of Lot No. 2 exchanged to Catherine B. Gardner in the mutual exchange of deeds herein referred to; thence with her line South 41 degrees West 272.19 feet to an iron stake in the line of T. L. Fitzgerald; thence with said line North 72 degrees 50 minutes 51 seconds West 93.30 feet to a stake in the line of Sarah Barefoot; thence with Sarah Barefoot's line North 41 degrees 25 minutes East 84.36 feet to a stake and North 48 degrees 54 minutes 57 seconds West 340.00 feet to the point and place of **BEGINNING**, containing **2.38 acres**, according to a plat and survey of the property of Thelma Brown Estate and prepared by Ragsdale Engineers, P.A. dated November 21, 1980 and to be recorded in the Harnett County Registry, Book PC1, Page 163 and being Lot No. 3 on said plat.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1226 at Page 421, Harnett County Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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:

Easements, restrictions and rights-of-way of record.

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.

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

**Harnett Trading Company, Inc.**

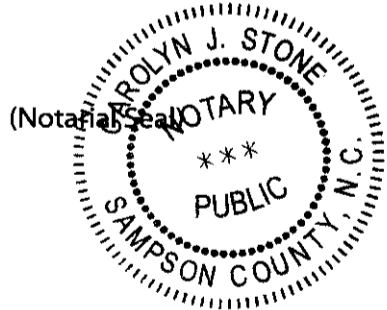
By: *Travis G. Page* (SEAL)  
Travis G. Page

State of North Carolina

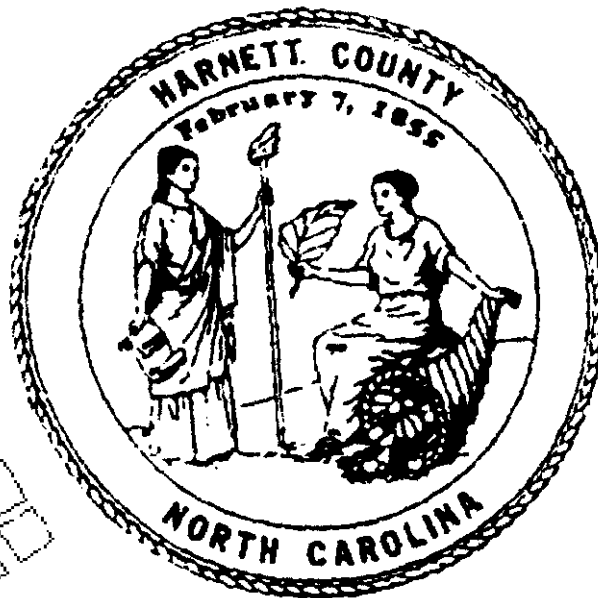
County of Harnett

I, the undersigned Notary Public certify that **Travis G. Page**, personally appeared before me this day and acknowledged that he is the President of **Harnett Trading Company, Inc.**, a North Carolina Corporation, 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 seal this 21st day of May 2008.



*Carolyn J. Stone*  
Notary Public  
My Commission Expires: 09/12/2011



KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

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Filed For Registration: 05/21/2008 01:29:25 PM

Book: RE 2511 Page: 640-642

Document No.: 2008008488

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$80.00

Recorder: ANGELA J BYRD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

**DO NOT DISCARD**

**\*2008008488\***

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