



HARNETT COUNTY TAX ID#

021505-0092-05

12/21/11 BY CW

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2011 DEC 21 04:40:48 PM
BK: 2939 PG: 751-755 FEE: \$26.00
NC REV STAMP: \$80.00
INSTRUMENT # 2011018504

Excise Tax \$80.00

Recording Time, Book and Page

Parcel ID No. 021505 0092 05 / REID # 39704 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Joseph L. Tart, Attorney at Law

Brief description for the Index: 16.00 acres, Plat Book F, Slide 180A, Harnett County Registry

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 14th day of December, 2011 by and between:

GRANTOR:	GRANTEE:
CANDY HEATER and husband, WAYNE HEATER	EDWARD J. SIMERMEYER and JAMES F. SIMERMEYER
40 Portland Trailer Park Mount Bethel, PA 18243	148 Madison Avenue, 16th Floor New York, NY 10016

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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated near the City of Dunn, Averasboro Township, Harnett County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"
INCORPORATED HEREIN BY REFERENCE AND MADE
A PART OF THIS INSTRUMENT.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1064, Page 173, Harnett County Registry and Estate File No. 99-204 for Betty Compton filed in the office of the Clerk of Superior Court of Harnett County.

A map showing the above described property is recorded in Plat Cabinet F, Slide 180A.

TO HAVE AND TO HOLD the aforesaid tract 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 said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2011 and subsequent years, not yet due and payable.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Candy Heater (SEAL)
CANDY HEATER

Wayne Heater (SEAL)
WAYNE HEATER

_____(SEAL)

_____(SEAL)

_____(SEAL)

_____(SEAL)

STATE OF Florida
COUNTY OF Citrus

I, Sandy L. Ryder, Notary Public, hereby certify that Candy Heater and husband, Wayne Heater, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 15 day of December, 2011.

Sandy L. Ryder
Notary Public

My Commission Expires:

10/03/2015

STATE OF Florida
COUNTY OF Citrus

I, Sandy L. Ryder, Notary Public, hereby certify that Candy Heater AND
Wayne Heater, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and notarial seal, this 15 day of December, 2011.

Sandy L. Ryder
Notary Public

My Commission Expires:

10/03/2015



EXHIBIT "A"

for

EDWARD J. SIMERMEYER and JAMES F. SIMERMEYER

Being all that 16.00 acre, more or less, tract of land as shown on Plat Cabinet F, Slide 180-A, Office of the Register of Deeds of Harnett County, according to map entitled "Property of Charlie B. Brewington" as drawn by Piedmont Surveying, Dunn, NC dated June 10, 1993, to which reference is hereby made.

This being the identical property conveyed in that certain Deed dated March 1, 1994 from Charlie B. Brewington and wife, Roetta Brewington to Betty Compton and recorded in Deed Book 1064, Page 173 Harnett County Registry. Also, see the Estate File of Betty Compton in Estate File No. 99-E-204 in the Office of Superior Clerk of Court of Harnett County.



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

Filed For Registration: 12/21/2011 04:40:48 PM

Book: RE 2939 Page: 751-755

Document No.: 2011018604

DEED 5 PGS \$26.00

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

2011018604