



FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2011 MAY 13 12:45:59 PM
 BK: 2066 PG: 164-165 FEE: \$19.00
 NC REV STAMP: \$150.00
 INSTRUMENT # 2011007005

HARNETT COUNTY TAX ID#
02-1504-0025
5.13.11 BY 8113

NORTH CAROLINA GENERAL WARRANTY DEED

1deedmenn.pri

This instrument should be mailed to: **Joseph Tart** Dated May 13, 2011
 Prepared by Calder & McWilliam
 This conveyance is insured by a policy of title insurance issued by Title Insurance Co.

Parcel # 021504 0025 Brief Index description: W. Blackman Rd. Excise Tax: **150.00**

THIS WARRANTY DEED is made on the date set forth below in the acknowledgement hereof by and between:

Tina Brigman
211 Hutchins Dr.
Garner NC 27529

If checked, the property conveyed has been the primary residence of a Grantor herein)

(hereinafter referred to in the neuter singular as "the Grantor") and

James F. Simermeyer
 As his sole and separate property
 148 Madison Ave., 16th Floor
 New York, NY 10016

(hereinafter referred to in the neuter singular as "the 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 hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land which was acquired by Grantor by deed recorded in Book 2653, Page 377, situated in Harnett County, and more particularly described as follows:

Being all of the James Simermeyer property located on W. Blackman Rd., consisting of 18.17 acres, more or less, as depicted in Map Book 2011, page 297.

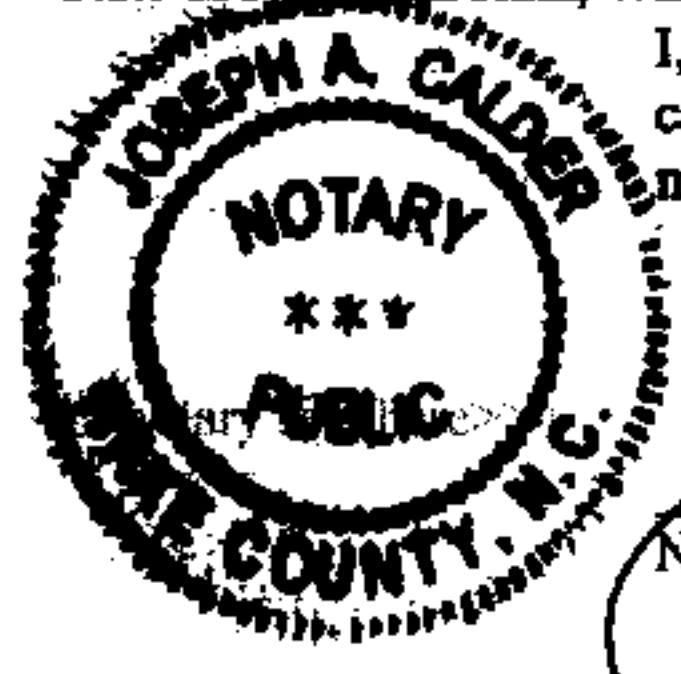
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable 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 following exceptions:

1. Public Utility Easements for Local Service.
2. Restrictive covenants

IN WITNESS WHEREOF, the Grantor has set her hand and seal and adopt the printed word "Seal" as her lawful seal on the date set forth in the acknowledgement below.

Tina Brigman (Seal)
Tina Brigman

State of North Carolina, Wake County



I, a Notary Public of the County and State aforesaid, certify that **Tina Brigman**, Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 13 day of May, 2011.

Joseph A. Calder
 Notary public

My commission expires: 7-28-12



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

Filed For Registration: 05/13/2011 12:45:59 PM

Book: RE 2886 Page: 164-165

Document No.: 2011007005

DEED 2 PGS \$19.00

NC REAL ESTATE EXCISE TAX: \$150.00

Recorder: TRUDI S WESTER

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2011007005