

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2017 Mar 08 02:23 PM NC Rev Stamp: \$ 350.00
Book: 3486 Page: 190 - 191 Fee: \$ 26.00
Instrument Number: 2017003390

HARNETT COUNTY TAX ID #
01-0536-08-0028-67

03-08-2017 BY: CW

NORTH CAROLINA GENERAL WARRANTY DEED

File No.: AL-09297-16-CH

Excise Tax: \$350.00

Parcel Identifier No. 01-0536-08-0028-67 Verified by Harnett County on the _____, 20__

By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Ste 300, Fayetteville, NC 28303

Brief description for the Index: Lot 348 Forest Oaks

THIS DEED made this 6th day of March, 2017, by and between

GRANTOR	GRANTEE
H&H Constructors, Inc. 2919 Breezewood Avenue, Ste 400 Fayetteville, NC 28303	Garrett Reed Crawford and wife Chelsy Marie Crawford 88 Burr Oak Circle Bunnlevel, NC 28323

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 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, parcel of land or condominium unit situated in the City of Bunnlevel, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 348, in a subdivision known as Forest Oaks, Phase 4, and the same being duly recorded in Book of Plats 2012, Page 544, Harnett County Registry, North Carolina.

Parcel ID: 01-0536-08-0028-67

Property Address: 88 Burr Oak, Bunnlevel, NC 28323

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3452 page 67.
All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 2012 page 544.

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. 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, other than the following exceptions:
Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.
Subject to ad valorem taxes which are a lien but not yet due and payable.

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

H&H Constructors, Inc. _____ (SEAL)
(Entity Name) Print/Type Name: _____

By: [Signature] _____ (SEAL)
Print/Type Name & Title: JACK F ROSTETTER Print/Type Name: _____

By: President _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

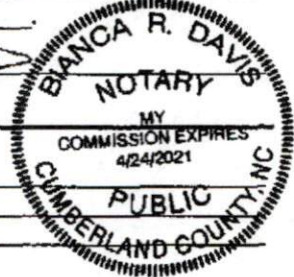
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

State of North Carolina - County of Cumberland
I, the undersigned Notary Public of the County and State aforesaid, certify that JACK F. ROSTETTER personally appeared before me this day and acknowledged that _____ he is the President of H&H Constructors, Inc., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 stamp or seal, this 10th day of MARCH, 2017.

My Commission Expires: 4 April 2021 4/24/2021
Bianca R. Davis
Notary Public



State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County