

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 May 01 01:22 PM NC Rev Stamp: \$ 374.00
Book: 3808 Page: 292 - 293 Fee: \$ 26.00
Instrument Number: 2020006762

HARNETT COUNTY TAX ID#
039597 0039 41

05-01-2020 BY MT

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.

NO TITLE SEARCH PERFORMED – NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
Prepared by M. Andrew Lucas – mail to Grantee
Stamps: \$ 374.00

Parcel # 039597 0039 41

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)

GENERAL WARRANTY DEED

THIS DEED, made this 31 day of March, 2020, by and between
PALACE INVESTMENT PROPERTIES, LLC, a North Carolina Limited Liability
Company, 3028 S Horner Blvd, Sanford, NC 27332, hereinafter called "GRANTOR" to **STEVEN
DALE SHERMAN, and spouse, CARLA LOUISE SHERMAN**, 122 Fifty Caliber Drive,
Broadway, NC 27505, hereinafter called "GRANTEE";

WITNESSETH, that the Grantor, in consideration of valuable considerations provided by
the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these
presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest in that
certain lot or parcel of land situated in Harnett County, North Carolina, more particularly described
as follows:

**BEING ALL OF LOT 45, in a subdivision known as PATTONS POINT, according to
a map of the same duly recorded in Map Book 2005-905, Harnett County, North
Carolina Registry.**

The above property was conveyed to the Grantor by deed recorded in Book 3781, Page 223
Harnett County Registry.

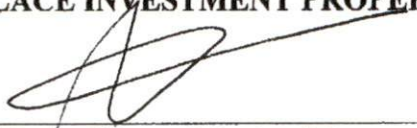
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and
appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with

the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed; restrictive covenants of record, if any.

This is _____ is not the primary residence of the Grantor.

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

PALACE INVESTMENT PROPERTIES, LLC

 (SEAL)

By: Hoang Khong, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Lee

I, Andrea T. Waters, the undersigned Notary Public of the county and state aforesaid, certify that Hoang Khong personally came before me this day and acknowledged that he is a member/manager of Palace Investment Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, they signed the forgoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 31 day of March, 2020.

Andrea T. Waters
Notary Public

My commission expires: 1/22/2024

