

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Apr 09 10:59 AM NC Rev Stamp: \$ 6.00
Book: 3800 Page: 518 - 520 Fee: \$ 26.00
Instrument Number: 2020005473

HARNETT COUNTY TAX ID #
050613 0198

04-09-2020 BY: SB

Excise Tax \$ 6.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **966055249800**
Prepared by: GOLD LAW, P.A.
Yorktown Office Condominiums
140 Mine Lake Court
Suite #100
Raleigh, NC 27615
Return to: Grantee

Brief description for the Index

Property address is known as: **979 Natchez Trace, Fuquay Varina, NC 27526**

THIS DEED made this 9th day of APRIL, 2020 by and between

GRANTOR	GRANTEE
<p>JAMES CATES</p> <p>202 OAK STREET CREEDMOOR, NC 27522</p>	<p>CMH HOMES, INC</p> <p>5000 Clayton Road Maryville, TN 37804</p>

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 or parcel of land situated in **HARNETT** County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

Property address is known as: **979 Natchez Trace, Fuquay Varina, NC 27526**

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

submitted electronically by "Gold Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 except for the exceptions hereinafter stated.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at Book 958, Page 126, HARNETT County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: [Signature]
JAMES CATES

STATE OF NC
COUNTY OF Wake

I, Alkelia M. Martinez, a notary public of the State and County aforesaid, do hereby certify that **JAMES CATES** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 7th day April, 2020.

[Official Seal] Alkelia M Martinez
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires June 25, 2024

[Signature]
NOTARY PUBLIC --

My Commission expires: 25 JUNE 2024

SCHEDULE C



Commitment Number: 2020035113

The Land is described as follows:

Being all of lot 7, Block 2 of Captain's Landing subdivision according to a map recorded in Book of Maps 21, Page 52 in the office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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