

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Feb 24 01:10 PM NC Rev Stamp: \$ 532.00
Book: 4118 Page: 693 - 696 Fee: \$ 26.00
Instrument Number: 2022003974

HARNETT COUNTY TAX ID #
099563 0158 82 etc.

02-24-2022 BY: ED

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Richard Lee Yelverton III, Esq.
Van Camp, Mencham & Newman, PLLC
2 Regional Circle (28374)
P.O. Box 1389
Pinehurst, North Carolina 28370

NO TITLE WORK COMPLETED BY PREPARING ATTORNEY

Excise Tax: \$532.00

**TO BE RECORDED IN THE
DEED RECORDS OF
HARNETT COUNTY, NC**

THIS DEED made this 24 day of February 2022, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>CKS HAYES, LLC, A North Carolina Limited Liability Company Address: 823 Crestview Church Rd Asheboro, NC 27205</p>	<p>CMH Homes, Inc., A Tennessee Corporation Mailing Address: PO Box 4098 Maryville, TN 37802</p>

WITNESSETH:

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, the Grantor, for 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 (referred to in the singular, whether one or more) situated in the City of Cameron, Johnsonville Township, Harnett County, North Carolina, and more particularly described as follows:

See attached Exhibit "A"

submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

This property herein described is not the primary residence of Grantor.

And a portion of the property conveyed by instrument recorded in Book 4035, Page 180, in the Harnett County, North Carolina, Register of Deeds. For further reference see certified copies of the Estate of Mary M. Hayes as filed with the Office of the Clerk of Superior Court of Harnett County, North Carolina, in Estate File No. 19 E 305, and certified copies of the Estate of Lacy Boyd Hayes as filed with the Office of the Clerk of Superior Court of Harnett County, North Carolina, in Estate File No. 19 E 306.

This conveyance is made subject to (i) the lien of the County of Harnett for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date of closing and which Grantee by acceptance of this deed expressly agrees to pay; (ii) utility easements of record; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

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 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 noted herein.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

[SIGNATURES AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGES]

CKS Hayes, LLC,
a North Carolina Limited Liability Company

Christopher Boyd Hayes (SEAL)
By: Christopher Boyd Hayes, Member/Manager

Date 2/8/2022

STATE OF NC
COUNTY OF Randolph

I, Melissa L Byrd a notary public for the County and State
aforesaid, certify that Christopher Boyd Hayes, Member/Manager of CKS Hayes, LLC, a North
Carolina Limited Liability Company, personally appeared before me this day, and

- a) I have personal knowledge of the identity of the principal(s)
- b) I have seen satisfactory evidence of the principal's identity, by a current state
or federal identification with the principle's photograph in the form of a
NC DL

c) a credible witness has sworn to the identity of the principal(s)
each acknowledging to me that he or she voluntarily signed the foregoing document for the
purpose stated therein and, in the capacity, indicated.

WITNESS my hand and seal this 8 day of February 2022.

Notary Public: Melissa L Byrd

My Commission Expires: 11.23.2024

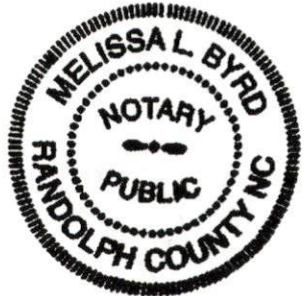


Exhibit "A"

BEING ALL of lots 9-17 and lots 26-31 as shown on plats entitled "Final Plat - Sweetbriar Estates, Section 1" being recorded in Plat Book 2004, Pages 486 and 487, in the Office of the Register of Deeds of Harnett County, North Carolina and any other interest in any parcel of real property located in Harnett County, North Carolina, owned by Lacy Boyd Hayes and/or Mary Hayes at their death. Said maps by reference thereto are incorporated herein and made a part hereof.

BEING ALL of lots 90, 95, 96 and 120 as shown on plats entitled "Final Plat - Sweetbriar Estates, Section 2" being recorded in Plat Book 2004, Pages 488 and 489, in the Office of the Register of Deeds of Harnett County, North Carolina and any other interest in any parcel of real property located in Harnett County, North Carolina, owned by Lacy Boyd Hayes and/or Mary Hayes at their death. Said maps by reference thereto are incorporated herein and made a part hereof.

References made in Deed Book 4035, Page 180, recorded in the Harnett County Register of Deeds.