

Quail Glen Homeowners Association, Inc.

c/o HRW, Inc., an Associa member company
4700 Homewood Court, Suite 380, Raleigh NC 27609
Phone (919) 787-9000 Fax (919) 783-9534
www.hrw.net customercare@hrw.net

NOTICE OF APPROVAL WITH CONDITIONS

July 18, 2022

T. & K. Morris
148 Donatella Way
Angier, NC 27501

RE: 148 Donatella Way

Dear T. & K. Morris:

Your request for an architectural change has been approved **with conditions**. Specifically, you have approval to proceed with the following: Request for a deck

With the following conditions: Additions may not, in any way, obstruct the flow of water or change the drainage of water put in place by the developer/builder. Any remaining drainage warranty shall be voided.

The Association reserves the right to make a final inspection of the change to ensure it adheres to the request you submitted for approval and the conditions listed above. Please follow the plan you submitted for approval along with the conditions stipulated.

Please keep in mind that compliance with the City, Town and/or County building codes and permits if applicable is the sole responsibility of the homeowner. This would include, but is not limited to, verifying setbacks and buffer requirements. Also, be aware that you are responsible for contacting the appropriate utility company before digging, if applicable.

Thank you for your cooperation in preparing and submitting this request. If you have any questions, please contact the HRW office.

Respectfully on behalf of the Board of Directors,

Customer Care
HRW, Inc.

Visit our website www.hrw.net to learn more about the programs and services that we offer as your HOA Management Partner.
Click on *My Account* and log into **TownSq** to review your account online 24/7.
Your account number will be necessary for registration - 00194-7104.

HARNETT COUNTY TAX ID #
11066201 0022 47

Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 14 04:23 PM NC Rev Stamp: \$ 752.00
Book: 4140 Page: 835 - 836 Fee: \$ 26.00
Instrument Number: 2022007989

04-14-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$752.00

Real Estate ID No.: 11066201 0022 47

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: S. Amanda Palmer, 3733 National Drive, Suite 100, Raleigh, NC 27612
(22-2792-NVR)

Brief description for the Index: Lot 130, Quail Glen, Phase 6 *AP*

THIS DEED made this 14th day of April, 2022, by and between

GRANTOR

NVR, Inc.,
a Virginia corporation
5734 Trinity Road, Suite 200
Raleigh, NC 27607

GRANTEE

Travis Lee Morris and spouse,
Kendra Lorraine Morris

Grantee's Address:
148 Donatella Way
Angier, NC 27501

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Black River Township, Harnett County, North Carolina and more particularly described as follows:

All of Lot 130, in Quail Glen Subdivision, Phase 6, as shown on the plat recorded in Plat Book 2021, Pages 512-515, Harnett County Registry, to which plat reference is hereby made for a more particular description.

Property Address: 148 Donatella Way, Angier, NC 27501

Submitted electronically by "Moore & Alphin, PLLC"
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 said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. The lien of ad valorem real property taxes not yet due and payable.
2. Easements and rights-of-way of record affecting the property.
3. Restrictive covenants of record affecting the property.
4. Any matters that would appear on an accurate survey of the property.
5. Any matters that would appear as exceptions in an Owner's Policy of Title Insurance, if Grantee elected to obtain one.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year set forth in the notary acknowledgment below.

NVR, Inc.

BY: 

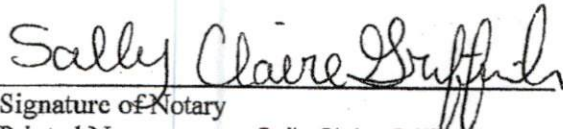
Joe Schmidtke, Division Manager - VP
NVR, Inc. - Raleigh Division

STATE OF NORTH CAROLINA - COUNTY OF WAKE:

I, the undersigned, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein and in the capacity indicated: **Joe Schmidtke**

Date: 2/14/2022

(Stamp or Seal)



Signature of Notary

Printed Name: Sally Claire Griffith

My commission expires: 11/07/2026

