

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/03/2023 12:34:48 PM NC Rev Stamp: \$160.00
Book: 4187 Page: 2743 - 2744 (2) Fee: \$26.00
Instrument Number: 2023005061

HARNETT COUNTY TAX ID #
010514 0375

04-03-2023 BY: SM

Excise Tax: \$ 160.00

Recording Time, Book and Page

Parcel ID: 101514-0375

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Lot 14, Rolling Springs, Section 1**

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Investors Title Insurance Company
THIS DEED made this 21 day of ^{the} ~~August~~ ^{August}, 2023, by and between

GRANTOR	GRANTEE
TriOaks Capital, LLC 3739 National Drive, Ste 201 Raleigh, NC 27612	JL3 Properties LLC, a North Carolina limited liability company <u>Property Address:</u> 260 Azalea Dr., Spring Lake, NC 28390 <u>Mailing Address:</u> 471 Bedford Dr, Raeford, NC 28376 ((to verify that your name(s), status and mailing address are correct, please initial <u>JL</u>))
<p>_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</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:

BEING all of Lot 14, Rolling Springs, Section 1, per plat of the same duly recorded in Book of Plats 16, Page 52, Harnett County Registry.

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.

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

- 1. Subject to ad valorem taxes for the year 2023 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Harnett County Registry.

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

TRIOAKS CAPITAL, LLC


By: 
 Rob Lively, Authorized Signatory
 (see attached authorization consent)

STATE OF NC
 COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Rob Lively, Authorized Signatory of TRIOAKS CAPITAL, LLC.**

Witness my hand and official stamp or seal, this the 31 day of March, 2023.

My commission expires: 6/22/23


 Notary Public
 Seal/Stamp

