

Matthew S. Willis Register of Deeds

Harnett County, NC

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NC Rev Stamp: \$870.00

Book: 4152 Page: 294 - 296 (3) Fee: \$26.00

Instrument Number: 2022101229

HARNETT COUNTY TAX ID #
110661 0024 84

05-24-2022 BY: TC

Prepared by: Lynn Matthews, Attorney, 1103 W. Cumberland St., Dunn, NC 28334

EXCISE TAX: \$870.00

Parcel ID No.: 110661 0024 84

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 24th day of May, 2022, by and between **WATERMARK HOMES, INC.**, a NC corporation whose address is 196 Annette Drive, Benson, NC 27504, hereinafter called GRANTOR, and **TODD CARLETON HERMAN and wife, PAIGE LEANN HERMAN** of 170 Indigo Street, Lillington, NC 27546, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 63 as shown on the map entitled "South Creek Phases 2 & 3 Subdivision" dated September 18, 2020 by 4DSite Solutions, and recorded in Map Number 2020, Pages 348-351, Harnett County Registry. Reference to which is hereby made for a more complete and accurate description of lot.

Property Address: 170 Indigo Street, Lillington NC 27546

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3910, Page 715, 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. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2022 ad valorem taxes which are not yet payable.

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

WATERMARK HOMES, INC.
A NC corporation

By: 

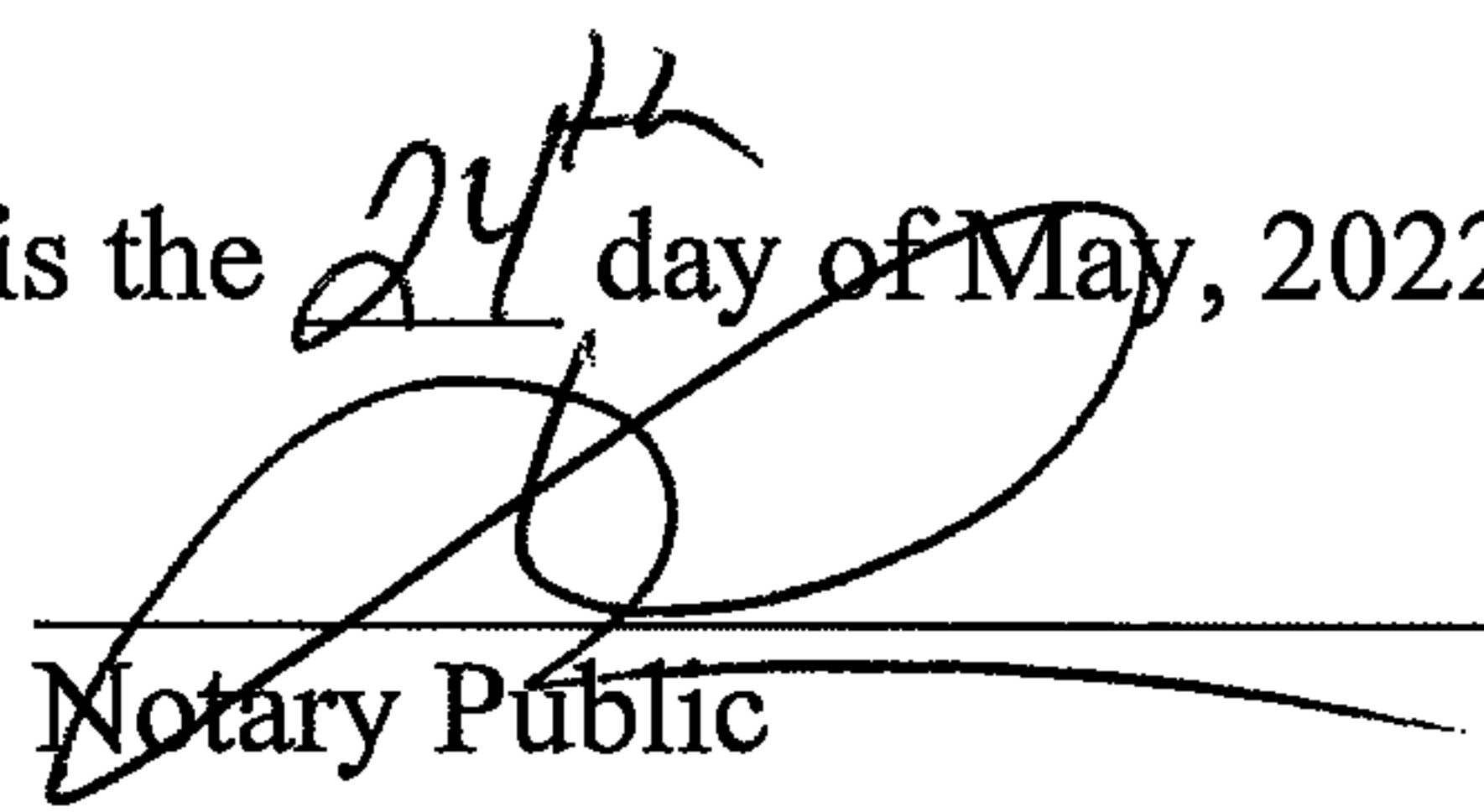
Brady L. Rufenacht, President

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A Matthews, a Notary Public, do hereby certify that Brady L. Rufenacht personally appeared before me this day and acknowledged that he is President of Watermark Homes Inc., a North Carolina Corporation, and that he as President, being authorized to do so executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 24th day of May, 2022.



Notary Public

My Commission Expires: 05/31/26

