

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/13/2022 02:23:08 PM NC Rev Stamp: \$36.00  
Book: 4150 Page: 2337 - 2338 (2) Fee: \$26.00  
Instrument Number: 2022100454

HARNETT COUNTY TAX ID #  
099563 0158 87

05-13-2022 BY: TC

Prepared by M. Andrew Lucas – mail to Grantee  
Stamps: \$36.00

STATE OF NORTH CAROLINA ) **GENERAL WARRANTY DEED**  
COUNTY OF HARNETT )  
PIN: 09956301 0158 87

**THIS DEED**, made this 11<sup>th</sup> day of May, 2022, by and between  
**BH LAND 2, LLC, a Louisiana Limited Liability Company**, 1529 Moreland Avenue, Baton  
Rouge, LA 70808, hereinafter called "GRANTOR" to **JACOB VALENTE**, 1610 Veterans Way,  
Sanford, NC 27330, hereinafter called "GRANTEE";

**W I T N E S S E T H**, that the Grantor, in consideration of valuable considerations  
provided by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and  
by these presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple  
interest in that certain lot or parcel of land situated in the Harnett County, North Carolina, more  
particularly described as follows:

**BEING ALL OF LOT 66 of Section 3 of Sweetbriar Estates as shown on plot prepared  
by C.W. Russum, Surveyor, dated July 26, 1998, filed in Harnett County Registry at  
1:26:46 PM on June 1, 2004 and recorded as Map Number 2004-490.**

The above property was conveyed to the Grantor by deed recorded in Book 1615, page  
603, Lee County Registry.

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and  
appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the  
Grantee, that Grantor is seized of said 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 claims of all persons whomsoever except for the exceptions

hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) Restrictions, easements and rights of way of record.

This is not the primary residence of the Grantor.

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

**BH LAND 2, LLC**

*Joshua Belgard* (SEAL)  
 By: Joshua Belgard, Member/Manager

STATE OF LOUISIANA  
 COUNTY OF LIVINGSTON

I, ASHLEIGH NICOSIA, the undersigned Notary Public of the county and state aforesaid, certify that Joshua Belgard personally came before me this day and acknowledged that he is a member/manager of BH LAND 2, LLC, a Louisiana limited liability company, and that by authority duly given and as the act of such entity, they signed the forgoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 11<sup>th</sup> day of MAY, 2022.



*Ashleigh Nicosia*  
 Notary Public

My Commission Expires: For Life