

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Sep 07 01:00 PM NC Rev Stamp: \$ 560.00  
Book: 4040 Page: 815 - 816 Fee: \$ 26.00  
Instrument Number: 2021020873

HARNETT COUNTY TAX ID #  
11066201 0022 13

09-07-2021 BY: ED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$560.00

Real Estate ID No.: 11066201002213

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  
(21-4431-NVR)

Brief description for the Index: Lot 97, Quail Glen, Phase 5 DH

THIS DEED made this 7th day of September, 2021, by and between

**GRANTOR**

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

**GRANTEE**

Matthew Anthony Lobello and spouse,  
Jaden Lobello

Grantee's Address:  
15 Bird Dog Drive  
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 97 in Quail Glen Subdivision, Phase 5, as shown on the plat recorded in Plat Book 2021, Pages 32-35, Harnett County Registry, to which plat reference is hereby made for a more particular description.

Property Address: 15 Bird Dog Drive, 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 taxes for the current year and thereafter;
- 2) Easements of record affecting the property;
- 3) Restrictive covenants of record affecting the property.

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: [Signature]  
Joe Schmidtke, Division Manager - VP  
NVR, Inc. - Raleigh Division

STATE OF NORTH CAROLINA - 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 for the purposes stated therein and in the capacity indicated: Joe Schmidtke

Date: 8/18/21

[Signature]  
Signature of Notary  
Printed Name: Minnie Woodley

My commission expires: 09/25/2024

(Stamp or Seal)

