



FOR REGISTRATION REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 HARNETT COUNTY, NC  
 2009 MAY 20 09:00:38 AM  
 BK: 2628 PG: 475-477 FEE: \$17.00  
 NC REV STAMP: \$330.00  
 INSTRUMENT # 2009007578

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Prepared By and Return To: Attorney Steve Bunce

File #28799-09

Revenue Stamps \$330.00

Tax Pin Number: 01-0544001235

**NORTH CAROLINA**

**GENERAL WARRANTY DEED**

**HARNETT COUNTY**

THIS DEED made and entered into this 19 day of May, 2009, by and between **Accent Home Builders, Inc., a North Carolina corporation**, P.O. Box 42206, Fayetteville, NC 28306, hereinafter called "Grantor," and **Jovette J. Walsh**, whose mailing address is 20 Nordica Ct., Linden, NC 28356, hereinafter called "Grantee".

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine, or neuter as required by context.

**WITNESSETH:**

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 (with the exceptions hereinafter stated, if any), all the certain tract or parcel of land situated in the City of Linden in Anderson Creek Township, Harnett County, North Carolina, and more particularly described as follows:

**Being all of Lot 35 in a Subdivision known as Carolina Oaks, according to a plat of same being duly recorded in Plat Book 2007, Page 594, Harnett County Registry, and being the same property conveyed to Accent Home Builders, Inc. by deed recorded in Plat Book 2408, Page 7, and re recorded in Book 2430, Page 729, aforesaid registry.**

TO HAVE AND TO HOLD the aforesaid tract 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, if any.

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

- a. County and/or Municipal Zoning Ordinances, Rules and Regulations.
- b. Restrictive Covenants, Easements and Rights of way of record.
- c. 2009 Cumberland County Ad Valorem Taxes

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

**Accent Home Builders, Inc.**

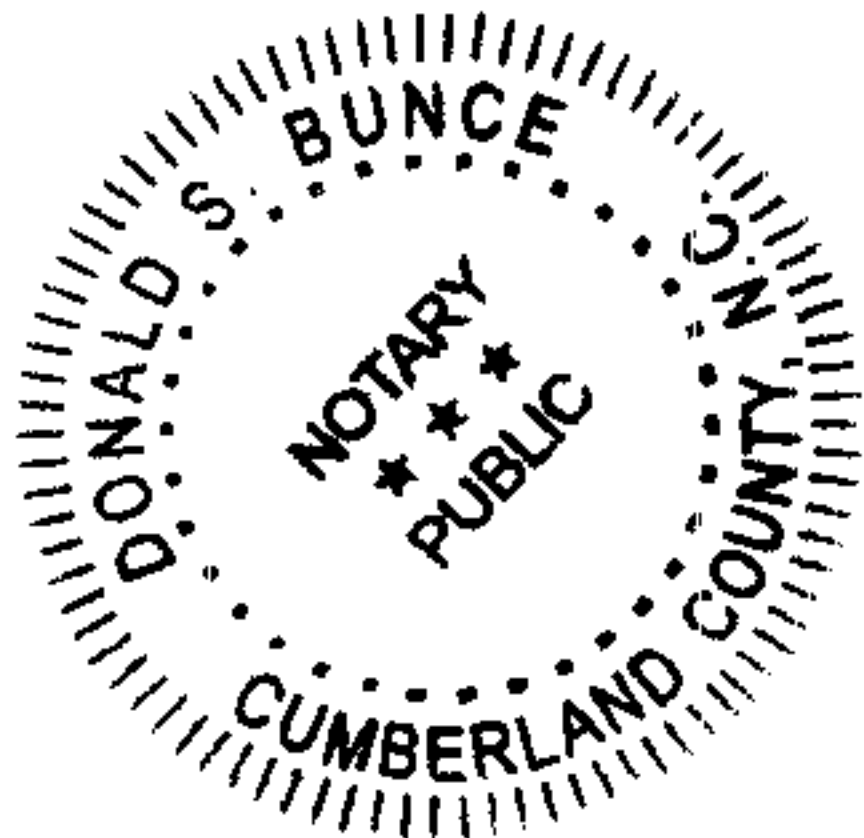
By: Ashley J. Van Wormer (SEAL)  
Ashley J. Van Wormer, Vice-President

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

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: Ashley J. Van Wormer, Vice-President of Accent Home Builders, Inc.

Date: MAY 19 2009



Donald S. Bunce  
Notary Public Signature

Donald S. Bunce  
Printed Name of Notary Public

My Commission Expires: 11-29-12



KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

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Filed For Registration: 05/20/2009 09:00:38 AM  
Book: RE 2628 Page: 475-477  
Document No.: 2009007578  
DEED 3 PGS \$17.00  
NC REAL ESTATE EXCISE TAX: \$330.00  
Recorder: MARY ANNE WOOD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

**DO NOT DISCARD**

**\*2009007578\***

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