

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/31/2023 04:34:57 PM NC Rev Stamp: \$16.00
Book: 4194 Page: 1473 - 1474 (2) Fee: \$26.00
Instrument Number: 2023008627

HARNETT COUNTY TAX ID #
03958601 0373 24

05-31-2023 BY: SM

Excise Tax \$16.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 03958601 0373 24
Prepared by: GOLD LAW, P.A.
309 W Millbrook Road,
Suite #171
Raleigh, NC 27609
Return to: Grantee

Brief description for the Index

Lot 165, Plat Cabinet F, Slide 285-D(A)

Property address is known as: 656 Winding Ridge, Sanford, NC 27332

THIS DEED made this 29th day of May, 2023 by and between

GRANTOR	GRANTEE
<p>Elmer James Hadding, unmarried individual</p> <p>Mailing Address: 150 Fairfield Ln Lillington, NC 27546</p>	<p>J2M2 Holdings, LLC, a North Carolina Limited Liability Company & Blue Kizer Investments LLC a NC LLC</p> <p>Mailing Address: 271 Village Grande Drive Ponte Vedra, FL 32081</p> <p>Property Address: 656 Winding Ridge Sanford, NC 27332</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 Number 165 in the subdivision known as Carolina Hills, Phase II, according to plat of the same duly recorded in Plat Cabinet F, Slide 285-D(A), Harnett County, North Carolina Registry.

Property address is known as: 656 Winding Ridge, Sanford, NC 27332

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 4178, Page 2173, HARNETT** County Register of Deeds, North Carolina.

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

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Elmer James Hadding (SEAL)
Elmer James Hadding

STATE OF North Carolina
COUNTY OF Harnett

I, the undersigned, a notary public of the State and County aforesaid, do hereby certify that **Elmer James Hadding**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 29th day of May, 2023.



Marc E. Flatt
NOTARY PUBLIC
My Commission expires: 9/13/2026