

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/27/2023 11:08:32 AM NC Rev Stamp: \$1,328.00
Book: 4190 Page: 1684 - 1685 (2) Fee: \$26.00
Instrument Number: 2023006466

HARNETT COUNTY TAX ID#
080664 0111 35

04-27-2023 BY SM

Submitted electronically by Senter, Stephenson, Johnson, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,328.00

Parcel Identifier No. 080664 0111 35 Verified by **Harnett** County on the ____ day of _____, 2023
By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TAX ADVICE]

Brief description for the Index: Lot 34 Purfoy Place S/D

THIS DEED made this 24 day of April, 2023, by and between

| GRANTOR | GRANTEE |
|--|---|
| Kara Homes, Inc., a North Carolina corporation 1001 Procure St., Ste. 101 Fuquay Varina, NC 27526 | Cornell Nicholas Bogdan, Jr. and wife, Candace Couture Bogdan 409 Lambert Lane Fuquay Varina, NC 27526 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 **Hectors Creek** Township, **Harnett** County, North Carolina and more particularly described as follows:

BEING all of Lot 34, Purfoy Place Subdivision, as shown on that map recorded in Book of Maps 2021, page 567-571, inclusive, Harnett County Registry.

The property herein above described was acquired by Grantor by instrument recorded in Book 4106, page 710, Harnett County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map of the above-described property is recorded in Book of Maps 2021, Pages 567-571, 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, other than the following exceptions:

1. **General service and utility easements, and rights-of-way of record;**
2. **Declaration of Covenants, Conditions and Restrictions recorded in Book 4101, Page 2; and**
3. **2023 Ad Valorem taxes, not yet due and payable.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**Kara Homes, Inc.,
a North Carolina corporation**

By:  (SEAL)
David W. Ball, President

State of North Carolina
County of Wake

I certify that **David W. Ball** personally appeared before me this day and acknowledged he is **President** of **David W. Ball**, and that by authority duly given and as the act of the corporation the forgoing instrument was signed in its name by him as the officer aforesaid.

Witness my hand and Notarial stamp or seal this 24 day of April, 2023.

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|---|
| <p>STEPHANIE BURGESS Notary Public, North Carolina Harnett County My Commission Expires <u>9/5/23</u></p> |
|---|

Stephanie Burgess
Printed name of notary:

My Commission Expires: 9/5/23