

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

12/30/2022 12:54:47 PM

NC Rev Stamp: \$330.00

Book: 4178 Page: 1235 - 1236 (2) Fee: \$26.00

Instrument Number: 2022115898

HARNETT COUNTY TAX ID #
03958508 0027

12-30-2022 BY: AG

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

PARCEL IDENTIFIER NO. 03958508 0027

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2022
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Lion Title Insurance*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX: 84 Ravens Wood Cir.

THIS DEED made this ____ day of December, 2022, by and between

GRANTOR	GRANTEE
Brandy A. Magyar, a widow	The Life House Partnership LLC
Mailing Address 84 Ravens Wood Cir. Sanford, NC 27332	Property Address: 84 Ravens Wood Cir. Sanford, NC 27332
	Mailing Address 105 Port Tack Sanford, NC 27332

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Sanford, Harnett County, North Carolina, and more particularly described as follows:

Being all of Lot No. 26 and 27, according to a plat entitled "Brian R. Magyar and Barbara J. McCoy-Magyar, 84 Ravens Wood, Sanford, NC 27330", duly recorded in Map Book 2009, Page 566, Harnett County, North Carolina Registry.

Property Address: 84 Ravens Wood Circle Sanford NC 27332
Parcel ID: 03958508 0027

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3866** at Page **55**.

This instrument prepared by, Joshua R. Pinyan, a licensed North Carolina Attorney, Delinquent taxes, if any, to be paid by the closing attorney to Harnett County NC Tax Collector upon disbursement of closing proceeds.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
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 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Brandy Ann Magyar
Brandy A. Magyar

STATE OF North Carolina
COUNTY OF HARNETT

I certify that Brandy A. Magyar, a widow, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27th day of December, 2022.

Notary Signature: [Signature]
Notary's Printed Name: Lavette C. Gilbert Ziegler
My Commission Expires: June 26, 2024

