

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
01/18/2023 02:18:04 PM NC Rev Stamp: \$1,380.00
Book: 4179 Page: 2654 - 2655 (2) Fee: \$26.00
Instrument Number: 2023000846

HARNETT COUNTY TAX ID #
050633 0026 40

01-18-2023 BY: AG

NORTH CAROLINA LIMITED WARRANTY DEED

Prepared by: Bagwell Holt Smith P.A., 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Return to: Grantee at 198 Prince Place Drive, Fuquay-Varina, NC 27526

NORTH CAROLINA
HARNETT COUNTY

Revenue Stamps: \$1,380

Tax ID#: 050633 0026 40

This Deed is made this 18th day of January, 2023, by and between **TRIPLE A HOMES, INC.**, a North Carolina corporation, with an address of P.O. Box 1117, Holly Springs, NC 27540, hereinafter called "Grantor," and **LARISSA MARIE HIMMEGER and MATTHEW JOHN HIMMEGER**, a married couple, hereinafter called "Grantee," whose address is 198 Prince Place Drive, Fuquay-Varina, NC 27526.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in HARNETT County, North Carolina, and more fully described as follows:

BEING all of Lot 63, Prince Place Subdivision, Phase 1, as shown on plat thereof recorded in Map Number 2021, Pages 372 and 373, Harnett County Registry, to which plat reference is hereby made for a more particular description of same.

The property described herein does not include the primary residence of the Grantor.

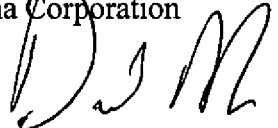
TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received; and Grantor will warrant and defend title to the tract against lawful claims of persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2023 and subsequent years, not yet due and payable.
2. Restrictive Covenants, Utility easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

Triple A Homes, Inc.
a North Carolina Corporation

By: 
Daniel R. Morse, President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Jeffrey A. Jones, a notary public, do hereby certify that the following persons personally appeared before me and acknowledged that he signed the foregoing instrument: Daniel R. Morse, President of Triple A Homes, Inc., a North Carolina Corporation.

Witness my hand and seal this the 18th day of January, 2023.

My commission expires: 03/20/2026


Notary Public - Jeffrey A. Jones

