

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

01/25/2023 01:52:55 PM NC Rev Stamp: \$0.00

Book: 4180 Page: 1422 - 1423 (2) Fee: \$26.00

Instrument Number: 2023001194

HARNETT COUNTY TAX ID #
03958504 0089

01-25-2023 BY: AG

NORTH CAROLINA GENERAL WARRANTY DEED
PREPARED WITHOUT TITLE EXAMINATION
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS

Excise Tax: \$0.00

Parcel Identifier No. 03958504 0089 - Verified by Harnett County on the _____, 20__ By: _____

Mail/Box to: _____

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: LOT 89 BLK D CAROLINA LAKES PH 1

THIS DEED made this 1st day of January, 2023, by and between

GRANTOR

Bryant Tumblekis and wife, Elizabeth Tumblekis
46 Silver Lake Point
Sanford, NC 27332

GRANTEE

Bryant Tumblekis and wife, Elizabeth Tumblekis
46 Silver Lake Point
Sanford, NC 27332

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, parcel of land or condominium unit situated in the City of Sanford, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 89, BLOCK D, IN A SUBDIVISION KNOWN AS CAROLINA LAKES, PHASE ONE, ACCORDING TO A PLAT OF SAME BEING DULY RECORDED IN PLAT BOOK 23, PAGE 97, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4172, Page 1760.

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

A map showing the above described property is recorded in Plat Book 23, Page 97.

submitted electronically by "Single Source Real Estate Services"
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 the lawful claims of all persons whomsoever, other than the following exceptions:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

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

SIGN: [Signature] (SEAL)
PRINT: Bryant Tumblekis

SIGN: [Signature] (SEAL)
PRINT: Elizabeth Tumblekis

State of North Carolina

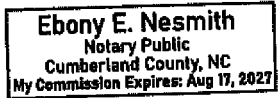
County of Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Bryant Tumblekis and Elizabeth Tumblekis

This the 25 day of January, 2023.

[Signature]
Notary Public



My Commission Expires: 17 Aug 27

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds