

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/17/2023 01:44:08 PM NC Rev Stamp: \$1,338.00  
Book: 4192 Page: 2841 - 2842 (2) Fee: \$26.00  
Instrument Number: 2023007793

HARNETT COUNTY TAX ID#  
050633 0026 38

05-17-2023 BY SM

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,338.00

Parcel Identifier No. 050633 0026 38 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Michele Callaway, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: LOT 61 PRINCE PLACE, PHASE 1

THIS DEED made this 15th day of May, 2023, by and between

GRANTOR

GRANTEE

Halcyon Homes, LLC  
(a North Carolina limited liability company)

David R. Cowan and spouse,  
Sarah M. Cowan

PO Box 11226  
Winston Salem, NC 27116

238 Prince Place Drive  
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, parcel of land or condominium unit situated in the City of Fuquay Varina, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 61, PRINCE PLACE SUBDIVISION, PHASE 1, AS SHOWN ON THAT MAP RECORDED IN MAP NUMBER 2021, PAGES 372-373, HARNETT COUNTY REGISTRY.

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

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. 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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

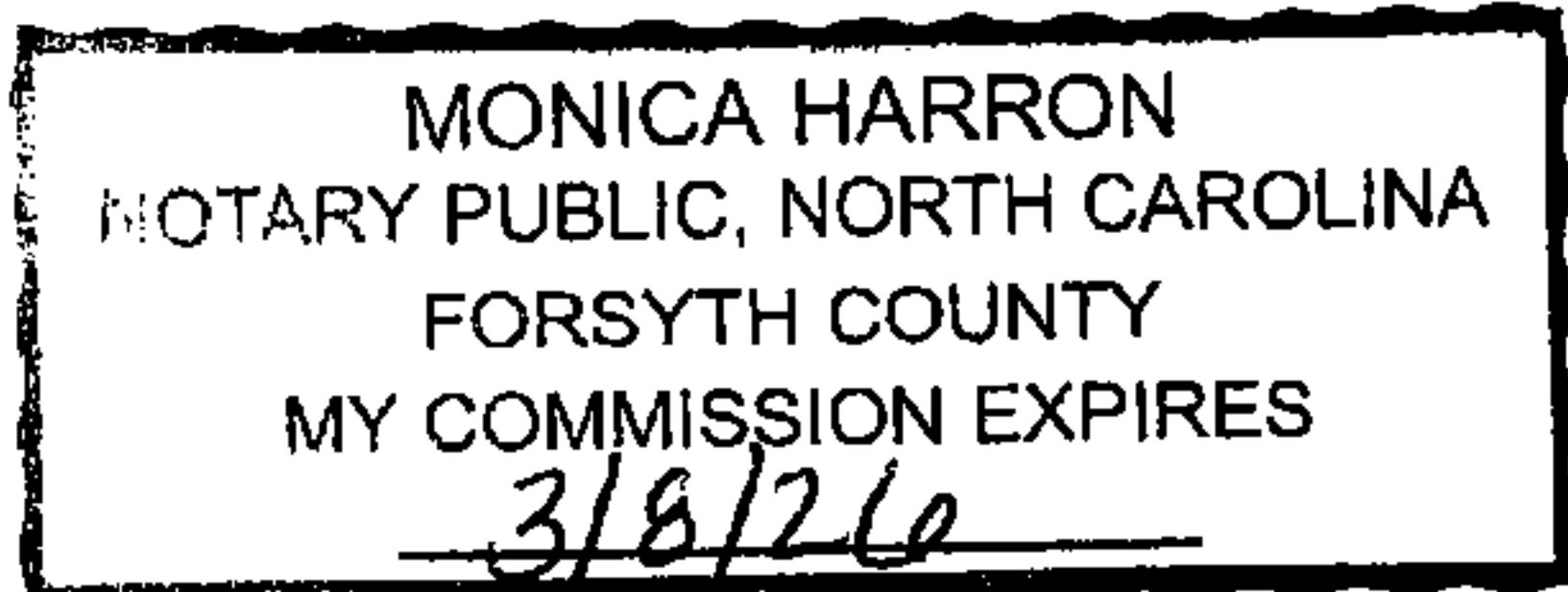
Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

Halcyon Homes, LLC  
(a North Carolina limited liability company)

By: James Wilson Robertson Jr (SEAL)  
James Wilson Robertson, Jr., Member/Manager

State of NC - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that James Wilson Robertson, Jr., personally came before me this day and acknowledged that he is the Member/Manager of Halcyon Homes, LLC, a North limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 16 day of May, 2023.



Monica Harron  
Monica Harron Notary's Printed or Typed Name  
My Commission Expires: 3/8/26

(Affix Seal)