

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2018 May 30 04:05 PM NC Rev Stamp: \$ 355.00  
Book: 3609 Page: 703 - 704 Fee: \$ 26.00  
Instrument Number: 2018007603

HARNETT COUNTY TAX ID #  
071602 0010 04

05-30-2018 BY: MT

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$355.00 NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. 071602 0010 04 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.

Brief description for the Index: Lot 2, Phase One of Austin Place Subdivision

THIS DEED made this 29th day of May, 2018, by and between

GRANTOR	GRANTEE
<p><b>Southern Built, LLC (a North Carolina limited liability company)</b></p> <p><b>PO Box 1112</b> <b>Clinton, NC 28329</b></p>	<p><b>James Russo and wife, Lucille Russo</b></p> <p><b>3878 Abattoir Road</b> <b>Angier, NC 27501</b></p>

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 Grove Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot 2, Phase One of Austin Place Subdivision, as depicted in Plat Cabinet # F, Slide 727-D, Harnett County Registry.**

If checked, this property is the principal residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3568 Page 747.

A map showing the above described property is recorded in Plat Cabinet #F, Slide 727-D.

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:

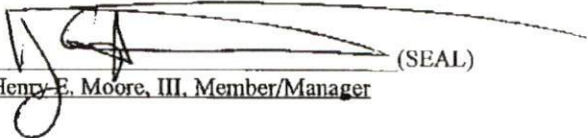
This conveyance is expressly made subject to the lien created by all the Grantors' real 2018 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

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.

Grantor(s):

Southern Built, LLC (a North Carolina limited liability company)

 (SEAL)  
By: Henry E. Moore, III, Member/Manager

State of NC - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Henry E. Moore, III, personally appeared before me this day and acknowledged that he is the Member/Manager of Southern Built, LLC (a North Carolina 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 29 day of May, 2018.

My Commission Expires: 09-10-2019  
(Affix Seal)

Wendy S. Dorman  
Wendy S. Dorman, Notary Public  
Notary's Printed or Typed Name

