

HARNETT COUNTY TAX ID #
070598 0059
070598 0059 05

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/21/2023 09:24:27 AM NC Rev Stamp: \$720.00
Book: 4196 Page: 2867 - 2869 (3) Fee: \$26.00
Instrument Number: 2023009906

06-21-2023 BY: TC

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#070598 0059 & 070598 0059 05
REVENUE STAMPS: \$720.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 14th day of June, 2023, by and between **Stand Sure Custom Homes, Inc.**, of 31 White Tail Path Erwin, NC 28339 (hereinafter referred to in the neuter singular as "the Grantor") and **Ryan Lee Dawson and spouse, Beverly Strickland Dawson** of 60 Avery Road Erwin, NC 28339 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Grove Township of said County and State, and more particularly described as follows:

Tract I PID# 070598 0059

BEING all of Parcel "E", according to a map and survey entitled, "Division of: Property of : William V. Edwards", dated July 14, 1986 and revised August 8, 1986 and again on September 25, 1990, as surveyed by Piedmont Surveying Company, Dunn, North Carolina, and recorded in Plat Cabinet E, Slide 70-C, Harnett County Registry, incorporated herein by reference.

Submitted electronically by "Law Office of Adam Lane Gregory, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Tract II PID# 070598 0059 05

Being all of Tract #2, containing 0.62 acre as shown on Minor Subdivision for: "The Ryles Group, Inc.", dated October 20, 2021, by Scot A. Frame, PLS and recorded in Map Number 2021, Page 484, Harnett County Registry.

The property hereinabove described being the same property acquired by Grantor in Book 4140, Page 421-423, Harnett County Registry.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR:

Stand Sure Custom Homes, Inc, a North Carolina Corporation

By: Daniel Chad Anderson
Daniel Chad Anderson, President

CORPORATE ACKNOWLEDGMENT

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public for said County and State, certify that Daniel Chad Anderson, personally appeared before me this day, and being by me duly sworn, acknowledged that he is President of Stand Sure Custom Homes, Inc, a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the limited liability company. Witness my hand and official seal, this 15th day of June, 2023.

(SEAL) Sheila J. Graham
Notary Public

My Commission Expires: 8/8/2026

