

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/21/2022 03:44:59 PM NC Rev Stamp: \$300.00
Book: 4159 Page: 2303 - 2304 (2) Fee: \$26.00
Instrument Number: 2022105577

HARNETT COUNTY TAX ID #
099556 0018 26

07-21-2022 BY: TC

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Michelle Stinnett, Esq.
Lorenz & Creed Law Firm, PLLC
230 N. Bennett Street
Southern Pines, NC 28387

TO BE RECORDED IN THE
DEED RECORDS OF
HARNETT COUNTY, NC

Excise Tax: \$ 300.00 Parcel ID: 09-9556-0018-26

THIS DEED made this 7th day of July, 2022, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
FLY RITE LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY 10 Rockland Circle Cary, NC 27519	PATRICK GORDON FISHER and wife, MAUREEN LYNNE FISHER Tax address: 314 Lakeridge Drive Cameron, NC 28326

WITNESSETH:

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, the Grantor, for 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 (referred to in the singular, whether one or more) situated in Johnsonville Township, Harnett County, North Carolina, and more particularly described as follows:

Being all of Lot H, containing 11.53 acres, as shown on that certain map entitled "Survey prepared for Fly Rite, LLC, Johnsonville Township, Harnett County, North Carolina", dated April 14, 2021, made by Powers Surveying and recorded in the Office of the Register of Deeds for Harnett County, North Carolina in Map Book 2021, Page 167.

Submitted electronically by "Lorenz & Creed Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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

And being a portion of the same property conveyed to Grantor in instrument recorded in Book 3952, Page 478, in the Harnett County, North Carolina, Register of Deeds. The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

This conveyance is made subject to (i) the lien of the County of Harnett for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date of closing and which Grantee by acceptance of this deed expressly agrees to pay; (ii) utility easements of record; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

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 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 except for the exceptions noted herein.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its company name by its duly authorized manager as of the day and year first above written.

FLY RITE LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY

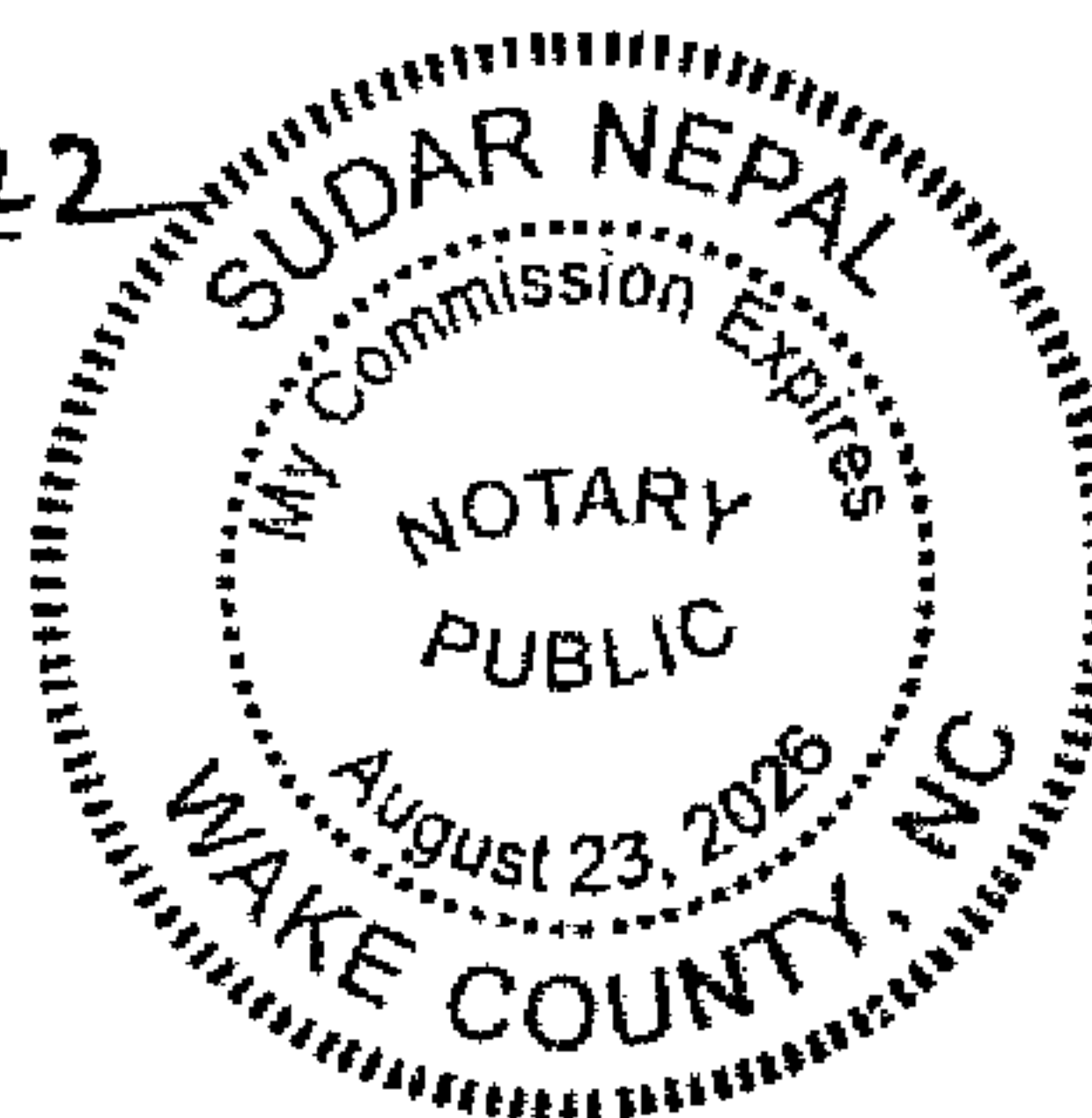
By: Barbara Settle (SEAL)
BARBARA SETTLE, MEMBER-MANAGER

STATE OF NC
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day and () I have personal knowledge of the identity of the principal(s); () I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license; () a credible witness has sworn to the identity of the principal(s); the principal(s) acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): Barbara Settle, Member-Manager of Fly Rite LLC, a South Carolina Limited Liability Company.

Date: 07/07/2022



Sudar Nepal
Notary Public

SUDAR NEPAL
Printed or typed name of Notary Public

My commission expires: 08/23/2026

[SEAL]

NOTARY PUBLIC: Please place an (X) in the space that describes the method of identifying the principal and (--) in the spaces that do not apply.