

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
11/16/2023 04:04:01 PM NC Rev Stamp: \$35.00  
Book: 4214 Page: 2054 - 2055 (2) Fee: \$26.00  
Instrument Number: 2023019340

HARNETT COUNTY TAX ID #  
010514 0106

11-16-2023 BY: SM

**NORTH CAROLINA GENERAL WARRANTY DEED**  
**DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR**  
**UPON DISBURSEMENT OF CLOSING PROCEEDS**

File No.: AL-53071-23-P

Excise Tax: \$35.00

Parcel Identifier No. 010514 0106 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

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

Brief description for the Index: Lot 12, Twin Lakes, Block "C", Section One

THIS DEED made this 14th of November, 2023, by and between

GRANTOR	GRANTEE
Seven Pines, LLC, A North Carolina Limited Liability Company 4805 Greenbreeze Ln Holly Springs, NC 27540	J2M2 Holdings, LLC 330 Treasure Harbor Drive Ponte Vedra, FL 32081

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 Spring Lake, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 12, Block "C", in a subdivision known as Twin Lakes, Section One, and the same being duly recorded in Plat Book 7, Page 119, Harnett County Registry, North Carolina.

Parcel ID: 010514 0106

Property Address: 180 Williford Lane, Spring Lake, NC 28390

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NC Bar Association Form No. 3 © Revised 7/2013  
Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. - Standard Form 3

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4200 page 128.

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 7 page 119.

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 restrictive covenants, easements and rights-of-way as they may appear of public record.  
Subject to ad valorem taxes which are a lien but not yet due and payable.

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

Seven Pines, LLC, A North Carolina Limited Liability Company \_\_\_\_\_ (Entity Name) \_\_\_\_\_ (SEAL)  
Print/Type Name: Chris Dietz  
By: \_\_\_\_\_ (Signature) \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Chris Dietz, Member & Manager Print/Type Name: \_\_\_\_\_

State of North Carolina - County of Wake  
I, the undersigned Notary Public of the County and State aforesaid, certify that Chris Dietz, personally appeared before me this day and acknowledged that he is the Member & Manager of Seven Pines, 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 15 of November, 2023  
My Commission Expires: 07-12-2028



\_\_\_\_\_  
Notary Public Ian Bridges

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.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds