

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/18/2023 11:25:48 AM NC Rev Stamp: \$1,216.00
Book: 4217 Page: 1767 - 1768 (2) Fee: \$26.00
Instrument Number: 2023020959

HARNETT COUNTY TAX ID #
080655 0032 31

12-18-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,216.00
Parcel ID: 0655-24-2239

This instrument was prepared by: **BAGWELL HOLT SMITH P.A., 111 Cloister Ct., Ste. 200, Chapel Hill, NC 27514**
Mail after recording to: **Grantee 95 Sneed Lane, Fuquay Varina, NC 27526**
THIS DEED is made this 18th day of December, 2023, by and between

GRANTOR	GRANTEE
Weekley Homes, LLC, as successor in interest to Weekley Homes, LP 1901 N. Harrison Avenue, Suite 200 Cary, NC 27513	Patrick Shepard Sweeney and spouse, Claudine Sweeney 95 Sneed Lane Fuquay Varina, NC 27526
Property conveyed herein was not the primary residence of Grantor	

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

BEING all of Lot 16, as shown on a plat entitled "Serenity Phase 1 (Lots greater than 9,000 S.F.) LOTS 1-24, 38-42, 47-62, 70-73, 83-94, 107-124, Remaining Lot 1 and Pump Station Lot," prepared by Withers Ravenel, sealed on August 1, 2022, and recorded in Plat Book 2022, Pages 434 through 448, Harnett County Registry.

The property conveyed herein was acquired by Grantor by Deed recorded in Book 4207, Page 467, Harnett County Registry.

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, excepting ad valorem taxes for the current year, not yet due and payable, and Easements, Restrictions, Covenants, and Rights-of-way of record.

Submitted electronically by "Bagwell Holt Smith PA-CC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,216.00

Parcel ID: 0655-24-2239

This instrument was prepared by: **BAGWELL HOLT SMITH P.A., 111 Cloister Ct., Ste. 200, Chapel Hill, NC 27514**
Mail after recording to: **Grantee 95 Sneed Lane, Fuquay Varina, NC 27526**
THIS DEED is made this 21st day of December, 2023, by and between

GRANTOR	GRANTEE
<p data-bbox="201 905 732 1014">Weekley Homes, LLC, as successor in interest to Weekley Homes, LP 1901 N. Harrison Avenue, Suite 200 Cary, NC 27513</p> <p data-bbox="215 1045 716 1098">Property conveyed herein was not the primary residence of Grantor</p>	<p data-bbox="915 909 1333 1018">Patrick Shepard Sweeney and spouse, Claudine Sweeney 95 Sneed Lane Fuquay Varina, NC 27526</p>

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

BEING all of Lot 16, as shown on a plat entitled "Serenity Phase 1 (Lots greater than 9,000 S.F.) LOTS 1-24, 38-42, 47-62, 70-73, 83-94, 107-124, Remaining Lot 1 and Pump Station Lot," prepared by Withers Ravenel, sealed on August 1, 2022, and recorded in Plat Book 2022, Pages 434 through 448, Harnett County Registry.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

WEEKLEY HOMES, LLC,
a Delaware limited liability company

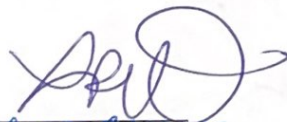
By: DM WEEKLEY, INC., Managing Member (Corporate Seal)

By: 
Joel Stinson, Attorney-in-fact

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Lauren R. Nance, the undersigned, a Notary Public in Alamance County and State aforesaid, certify that Joel Stinson, Attorney-In-Fact for DM WEEKLEY, INC., as Managing Member of WEEKLEY HOMES, LLC, a Delaware limited liability company, personally appeared before me this day and being by me duly sworn, said that he executed the foregoing instrument for an on behalf of and as an act of DM WEEKLEY, INC., as Managing Member of WEEKLEY HOMES, LLC, a Delaware Limited Liability Company, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Wake County in Book 19393, Page 512, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said Joel Stinson acknowledged the due execution of the foregoing instrument for the purposes set forth therein.

Witness my hand and notarial seal, this the 18 day of December, 2023.


Notary Public Lauren R. Nance
My Commission Expires: May 5, 2026

