

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/14/2023 12:09:44 PM NC Rev Stamp: \$820.00
Book: 4207 Page: 1307 - 1308 (2) Fee: \$26.00
Instrument Number: 2023015527

HARNETT COUNTY TAX ID #
110662 0027 04

09-14-2023 BY: SM

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$820.00

Real Estate ID No.: 110662 0027 04

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3733 National Drive, Suite 100, Raleigh, NC 27612
(23-3789-DRB)

Brief description for the Index: Lot 4, The Farm at Neill's Creek Phase: 1

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

GRANTOR

DRB Group North Carolina, LLC
f.k.a. Dan Ryan Builders-North Carolina, LLC,
a North Carolina limited liability company
3000 RDU Center Drive
Suite 202
Morrisville, NC 27560

GRANTEE

Douglas Michael Mastrosimone, an unmarried
man

Grantee's Address:
104 Hay Field Drive
Lillington, NC 27546

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

All of Lot 4, in The Farm at Neill's Creek Subdivision, Phase 1, as shown on the map recorded in Book of Maps 2022, Pages 203-205, Harnett County Registry, to which map reference is hereby made for a more particular description.

Property Address: 104 Hay Field Drive, Lillington, NC 27546

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

