

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
02/29/2024 02:40:21 PM NC Rev Stamp: \$30.00
Book: 4225 Page: 891 - 892 (2) Fee: \$26.00
Instrument Number: 2024003315

HARNETT COUNTY TAX ID #
01050501 0300 34

02-29-2024 BY: MMC

Excise Tax \$30.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **01050501 0300 34**
Prepared by: GOLD LAW, P.A.
309 W Millbrook Road,
Suite #171
Raleigh, NC 27609
Return to: Grantee

Brief description for the Index

Lot 4, Plat Cabinet F, Slide 50-A

Property address is known as: 54 Plymouth Ct, Spring Lake, NC 28390

THIS DEED made this 1st day of February, 2024 by and between

GRANTOR

Allen J. Carter, and spouse, Deborah
Carter

Mailing Address:
5746 Dobson Dr
Fayetteville, NC 28311

GRANTEE

Sandhills Real Estate Holdings, LLC, a
North Carolina Limited Liability
Company

Mailing Address:
1565 N. May St
Southern Pines, NC 28387-4215

Property Address:
54 Plymouth Ct,
Spring Lake, NC 28390

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:

Submitted electronically by "Gold Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

BEING all of Lot 4, Country Squire Estates, Section Three, Part Two, according to a plat of same duly recorded in Plat Cabinet F, Slide 50--A, Harnett County Register of Deeds.

Property address is known as: 54 Plymouth Ct, Spring Lake, NC 28390

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

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 except for the exceptions hereinafter stated.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at Book 1886, Page 180, HARNETT County Register of Deeds, North Carolina.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

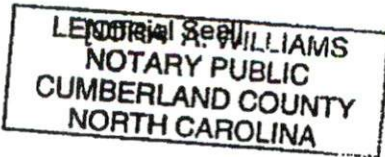
By: Allen J. Carter (SEAL)
Allen J. Carter

By: Deborah Carter (SEAL)
Deborah Carter

STATE OF NC
COUNTY OF Cumberland

I, the undersigned, a notary public of the State and County aforesaid, do hereby certify that **Allen J. Carter and Deborah Carter**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 1 day of Feb., 2024.



L. Williams
NOTARY PUBLIC
My Commission expires: 03/27/2025