

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
02/14/2024 10:33:27 AM NC Rev Stamp: \$50.00  
Book: 4223 Page: 1076 - 1078 (3) Fee: \$26.00  
Instrument Number: 2024002344

HARNETT COUNTY TAX ID #  
099574 0044 01

02-14-2024 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-53973-24-P

Excise Tax: \$50.00

Parcel Identifier No. 099574-0044-01 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 1 (1.58 Ac) Property of Jackson E. Brower

THIS DEED made this 6th of February, 2024, by and between

GRANTOR	GRANTEE
Somjit Richards, unmarried 7167 Mazarron Dr. Fayetteville, NC 28314	Sandhills Real Estate Holdings, LLC 1565 N. May St. Southern Pines, NC 28387

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 Cameron, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor as heir of the Estate of James M Brower which was administered in Cumberland County, see Estate File Number 22E119. An exemplified copy of said estate file havign been filed in Harnett County, see Estate File Number 24E109-420.

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 F page 101-D.

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.

\_\_\_\_\_  
(Entity Name) Somjit Richards (SEAL)  
Print/Type Name: Somjit Richards

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_  

Ashish G Lakhiani NOTARY PUBLIC Wake County North Carolina My Commission Expires 05/15/2024
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State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Somjit Richards personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th of February, 2024.

My Commission Expires: May 15, 2024

Ashish G. Lakhiani  
Ashish G. Lakhiani, Notary Public

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.

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

EXHIBIT "A"

BEING all of a tract designated as Lot # 1, according to a survey by Dowell G. Eakes, R.L.S. dated 9-29-92, containing 1.58 acres more or less, recorded in Plat Cabinet F at Slide 101-D of the Hamett County Registry.

The above described property is subject to an easement in favor of Mattie Harrington, deed recorded in Book 524 at page 217 of the Hamett County Registry .

Parcel ID: 099574-0044-01

Legal Description

AL-53973-24-P78