

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/01/2024 03:11:18 PM NC Rev Stamp: \$0.00  
Book: 4233 Page: 413 - 414 (2) Fee: \$26.00  
Instrument Number: 2024007231

HARNETT COUNTY TAX ID #  
099575 0120

05-01-2024 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**

Excise Tax: \$0.00

Parcel Identifier No. 0995750120 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 23, Cameron Hill Acres

THIS DEED made this 28th of April, 2024, by and between

GRANTOR	GRANTEE
Sandhills Real Estate Holdings, LLC 1565 N. May St. Southern Pines, NC 28387	Brett M Campbell 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:

BEING all of Lot 23, in a subdivision known as Cameron Hill Acres, and the same being duly recorded in Map Book 10, Page 48, Harnett County Registry, North Carolina.

Parcel ID: 0995750120

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4229 page 1160.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  x  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 10 page 48.

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.

Sandhills Real Estate Holdings, LLC  
(Entity Name)

By: Brett M Campbell  
Print/Type Name & Title: Brett M Campbell, Managing Member

State of North Carolina County of Cumberland

I, the undersigned Notary Public of Wake County and State aforesaid, certify that Brett M Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed and in the capacity indicated. Witness my hand and Notarial stamp or seal this 1st day of May, 2024.

My Commission Expires: 05/15/2024

[Signature]  
Notary Public

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

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