

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/24/2024 10:58:58 AM NC Rev Stamp: \$92.00
Book: 4244 Page: 2003 - 2004 (2) Fee: \$26.00
Instrument Number: 2024012817

HARNETT COUNTY TAX ID #
099575 0162 03

07-24-2024 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-56908-24-P Excise Tax: \$92.00

Parcel Identifier No. 099575 0162 03(2024) and 0995750162 (Parent) 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: _____

THIS DEED made this 14th of July, 2024, by and between

GRANTOR	GRANTEE
Sandhills Real Estate Holdings, LLC 1565 N. May St. Southern Pines, NC 28387	Troy Wayne Clay, Jr and wife, Jessica Lynn Clay 302 Laurendale Court Aberdeen, NC 28315

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 2D(1.478 ACs), as shown on a survey entitled "Minor Subdivision For: Sandhills Real Estate Holdings, LLC", and the same being duly recorded in Map Book 2024, Page 312, Harnett County Registry, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4230 page 2983. 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 2024 page 312.

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 ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

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

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 that he is the Managing Member of Sandhills Real Estate Holdings, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of June, 2024.

My Commission Expires: 05/15/2029 _____

Ashish G Lakhiani
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires May 15, 2029



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