

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
06/19/2024 01:26:24 PM  
Book: 4240 Page: 231 - 232 (2)  
Instrument Number: 2024010545

NC Rev Stamp: \$40.00  
Fee: \$26.00

HARNETT COUNTY TAX ID #  
03958601 0373 88

06-19-2024 BY: MMC

Excise Tax \$ 40.00  
Parcel ID: 03958601 0373 88  
Mail after recording to: Grantee

Recording Time, Book and Page

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: Lot No. 283, Carolina Hill, Phase III

### NORTH CAROLINA GENERAL WARRANTY DEED

*This Conveyance is insured by a title policy issued by Tryon Title*

THIS DEED made this 17<sup>th</sup> day June 2024, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| Michael R. Bianco and spouse,<br>Jamie L. Bianco<br><br>809 8th Ave. SW<br>Tumwater, WA 98512<br><br>____ If Checked, the property subject to<br>conveyance includes the primary residence of<br>at least one of the Grantors, otherwise, note as<br>N/A, (per NC GS105-317.2) | The Art of We Development, LLC<br><br><u>Property Address:</u><br>48 Bone Oak, Sanford, NC 27332<br><br><u>Mailing Address:</u><br>2428 Poole Road, Raleigh, NC 27610 |

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:

**BEING all of Lot No. 283 in a subdivision known as Carolina Hill, Phase III, and the same being duly recorded in Plat Cabinet F, at Slide 520-A, Harnett County Registry, North Carolina. Wetlands delineation recorded in Plat Cabinet F, Slide 563-B, Harnett County Registry.**

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.

submitted electronically by "Lowry & Assoc"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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

1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

*[Handwritten Signature]*

Michael R. Bianco

*[Handwritten Signature]*

Jamie L. Bianco

STATE OF WASHINGTON  
COUNTY OF THURSTON

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Michael R. Bianco and Jamie L. Bianco**

Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of JUNE, 2024.

*[Handwritten Signature]*

Notary Public

My commission expires: 02/03/2027.

Seal/Stamp

