

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/20/2023 12:55:06 PM NC Rev Stamp: \$530.00
Book: 4189 Page: 2174 - 2175 (2) Fee: \$26.00
Instrument Number: 2023006028

HARNETT COUNTY TAX ID #
130527 0040

04-20-2023 BY: TSH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 530.00

Parcel Identifier No. 1305270040 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee at address below

This instrument was prepared by: HATCH LITTLE & BUNN LLP, 2626 Glenwood Avenue, Suite 550, Raleigh, NC 27608

Brief description for the Index: LOT 1, CLARK POINTE

THIS DEED made this 20th day of April, 2023, by and between

GRANTOR
KATELIJNE VAN DRONGELEN and spouse
BRIAN HERALD
2635 HIGH PLAINS DRIVE
FUQUAY VARINA, NC 27526

GRANTEE
SMAIL BOUADI and spouse
NUVIA ELIZABETH BOUADI
541 CLARK ROAD
LILLINGTON, NC 27546

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 LILLINGTON, _____ Township, HARNETT County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 1 CLARK POINTE SUBDIVISION AS SHOWN IN MAPBOOK 2021 PAGE 81 HARNETT COUNTY REGISTRY

Submitted electronically by "Hatch Little and Bunn LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4068 page 347. All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2021 page 81.

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:

Covenants, conditions and restrictions of record.
Ad Valorem taxes for current and subsequent years.

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

(Entity Name) Katelijne van Drongelen (SEAL)
Print/Type Name: KATELIJNE VAN DRONGELEN

By: _____ Brian Herald (SEAL)
Print/Type Name: BRIAN HERALD

Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name: _____

Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

State of North Carolina - County or City of WAKE
I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that KATELIJNE VAN DRONGELEN and spouse BRIAN HERALD 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 20th day of April, 2023.

My Commission Expires: _____
(Affix Seal)

JAMES A. OLIVER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 11-13-2027

James A. Oliver
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary's Printed or Typed Name