

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/12/2024 09:59:14 AM NC Rev Stamp: \$35.00
Book: 4230 Page: 1555 - 1557 (3) Fee: \$26.00
Instrument Number: 2024005957

HARNETT COUNTY TAX ID #
099555 0014 04

04-12-2024 BY: MMC

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-54911-24-P

Excise Tax: \$35.00

Parcel Identifier No. 099555-0014-04 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 26th of March, 2024, by and between

GRANTOR	GRANTEE
Diane Foushee, single 4890 Clubgreen Smt Stone Mountain, GA 30088	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"

Parcel ID: 09555-0014-04

Property Address: Lot 2A McKoy Town Road, Cameron, NC 28326

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2917, page 117, AMD 2917-122.

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 Map Book 2011 page 375.

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.

Diane Foushee
(Entity Name)

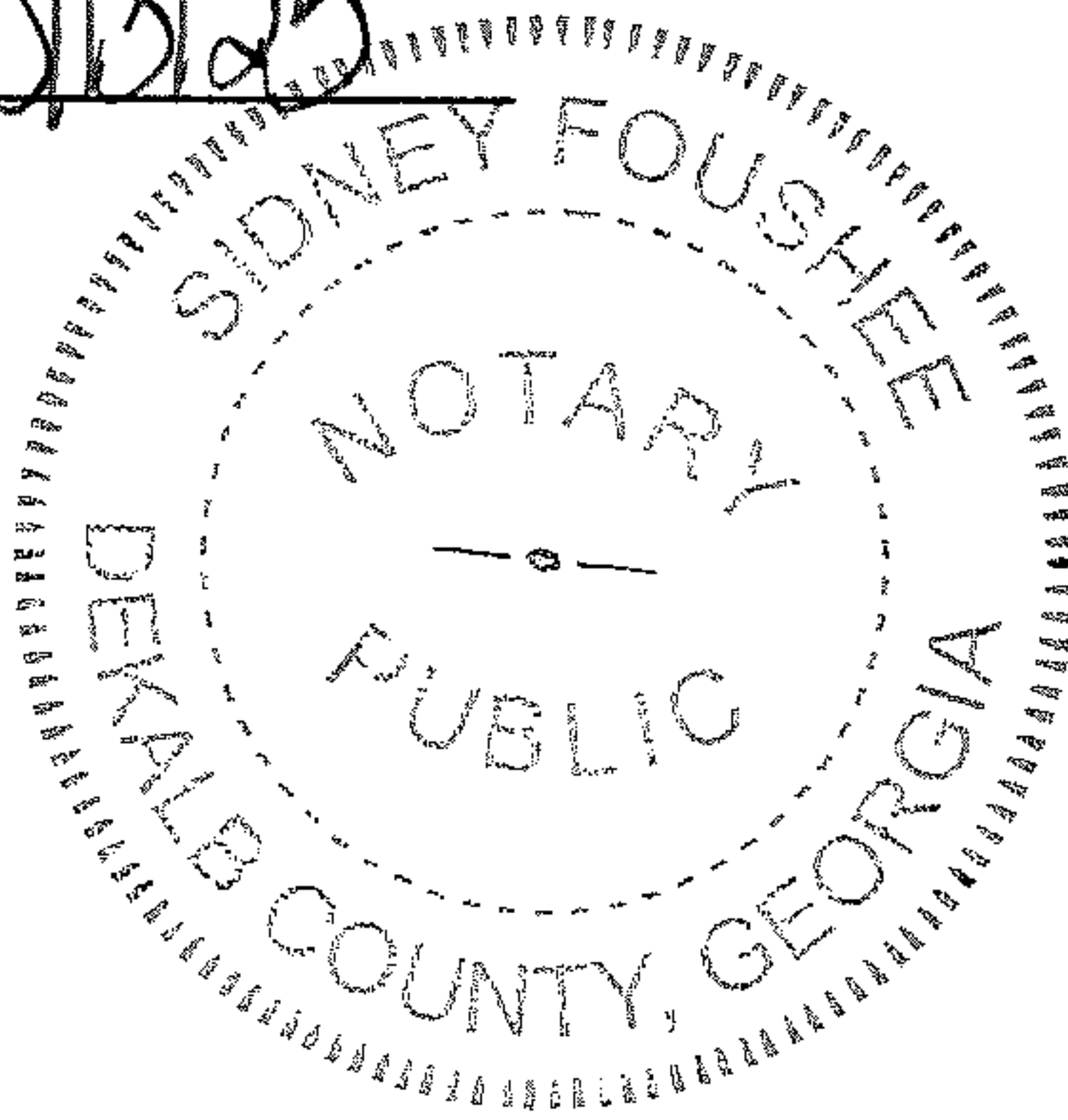
Diane Foushee (SEAL)
Print/Type Name: Diane Foushee

State of GA - County of DeKalb

I, the undersigned Notary Public of the County and State aforesaid, certify that Diane Foushee 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 26 of March, 2024.

My Commission Expires: 10/3/25

Sidney Foushee
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 Lot 2A (1.15 ac), as shown on a plat entitled "Survey For: John Daniel McKoy Estate", and the same being duly recorded in Plat Book 2011, Page 375, Harnett County Registry, North Carolina.

TOGETHER with a 60' easement for ingress, egress, and regress and for the installation and maintenance of utilities identified as "Proposed 60' Ingress, Egress, Regress and Utility Easement" as shown on a plat recorded in Map Book 2011, Page 375, Harnett County Registry, North Carolina.

Parcel ID: 09555-0014-04

Property Address: Lot 2A McKoy Town Road, Cameron, NC 28326

Legal Description

AL-54911-24-P/97