

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/24/2023 03:41:05 PM
Book: 4212 Page: 320 - 321 (2)
Instrument Number: 2023017974

NC Rev Stamp: \$640.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
04066201 0104 62

10-24-2023 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$640.00

Parcel Identification No. 04066201 0104 62

Title Insurance Company: Empower Title Company

Mail/Box to: Robert Marchant, 90 Barnsley Road, Angier, NC 27501

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT 351 ATHERSTONE PHASE 1

THIS DEED made this 23rd day of October, 2023 by and between

GRANTOR	GRANTEE
<p>LGI Homes - NC, LLC, a North Carolina limited liability company</p> <p><i>Mailing Address:</i> 1450 Lake Robbins Drive, Suite 430 Spring, TX 77380</p>	<p>Robert Marchant and spouse, Mair M. Gill</p> <p><i>Mailing Address:</i> 90 Barnsley Road Angier, NC 27501</p>

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 or condominium unit situated in the City of Angier, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 351 as shown on plat entitled "Atherstone Subdivision Phase 1" recorded in Book 2022, at Pages 325-338, in the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3641 Page 879.

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 2022, Page 325.

Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor,, other than the following exceptions:

- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

LGI Homes - NC, LLC, a North Carolina limited liability company

By: Dayne Luck
 Name: Dayne Luck
 Title: Authorized Signor

STATE OF NORTH CAROLINA
 COUNTY OF Harnett

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: Dayne Luck as authorized signatory for LGI Homes - NC, LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 23 day of October, 2023.

My Commission Expires: 11/13/27

Kylie McElroy
 Notary Public

Print Notary Name: Kylie McElroy

