

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/07/2024 08:17:35 AM
Book: 4238 Page: 866 - 867 (2)
Instrument Number: 2024009682

NC Rev Stamp: \$777.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
08065301 0007 74

06-07-2024 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Summer Rich, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Grantee's address (return to): 245 Blue Aspen Drive, Fuquay Varina, NC 27526

NORTH CAROLINA
HARNETT COUNTY

Revenue Stamps: \$777

Parcel ID#: 08065301 0007 74

This Deed is made this 5th day of June, 2024, by and between **D.R. HORTON, INC., a Delaware corporation**, with address of 8001 Arrowridge Blvd., Charlotte, NC 28273, hereinafter called "Grantor," and **BIRAJAN PANT and DURGA HAMAL, a married couple**, whose address is 245 Blue Aspen Drive, Fuquay Varina, NC 27526, hereinafter called "Grantee."

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in HARNETT County, North Carolina, and more fully described as follows:

BEING all of Lot 59 on plat entitled "SUBDIVISION PLAT WOODGROVE SUBDIVISION PHASE 4", recorded in Plat Book 2023, Pages 100 through 102, inclusive, Harnett County Registry.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto 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 Grantor will warrant and defend the title against lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2024 and subsequent years.
2. Restrictive covenants, utility easements and rights-of-way of record.
3. Any and all matters shown on the recorded plat(s).

submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

D.R. HORTON, INC.,
A Delaware corporation

By: *Eric R. Wall*
Eric R. Wall, Vice President

NORTH CAROLINA

GUILFORD COUNTY

I, Megan E. Phifer a notary public, do hereby certify that Eric R. Wall personally came before me this day and acknowledged that he is a Vice President of D.R. Horton, Inc., a Delaware corporation, and that he, as a Vice President, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 5th day of June, 2024.

My commission expires: 3/28/2029

M E Phifer
Megan E. Phifer, Notary Public

(Affix Notary Seal)

