

For Registration Matthew S. Willis
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2022 Feb 11 03:25 PM NC Rev Stamp: \$ 770.00
 Book: 4113 Page: 947 - 948 Fee: \$ 26.00
 Instrument Number: 2022003103

HARNETT COUNTY TAX ID #
 080653 0007 05

02-11-2022 BY: ED

NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Summer Rich, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
 Grantee's address (return to): 17502 40th Drive SE, Bothell, WA 98012

NORTH CAROLINA
 HARNETT COUNTY

Revenue Stamps: \$770

Parcel ID#: 080653 0007 05

This Deed is made this 11th day of February, 2022, by and between **D.R. HORTON, INC., a Delaware corporation**, with address of 8001 Arrowridge Blvd., Charlotte, NC 28273, hereinafter called "Grantor," and **ASHIM GHIMIRE and SANJU BASNET, a married couple**, whose address is 17502 40th Drive SE, Bothell, WA 98012, 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 195 on plat entitled "SUBDIVISION PLAT WOODGROVE SUBDIVISION PHASE 1", as recorded in Plat Book 2021, Pages 437 through 443, inclusive, Harnett County Registry.

Property Address: 195 Red Cedar Way, Fuquay Varina, NC 27526

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 2022 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: Melissa M. Guy
Melissa M. Guy, Assistant Secretary

NORTH CAROLINA

WAKE COUNTY

I, Jeffrey A. Jones, a notary public, do hereby certify that Melissa M. Guy personally came before me this day and acknowledged that she is an Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, and that she, as an Assistant Secretary, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 11th day of February, 2022

My commission expires: 3.20.2026

Jeffrey A. Jones
Jeffrey A. Jones, Notary Public

(Affix Notary Seal)

