

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/12/2024 12:48:25 PM NC Rev Stamp: \$0.00
Book: 4264 Page: 1542 - 1543 (2) Fee: \$26.00
Instrument Number: 2024022048

HARNETT COUNTY TAX ID#
120548 0003 07

12-12-2024 BY MC

Excise Tax: N/A

PID 120548 0003 07

Instrument Prepared: Burns, Day & Presnell, P.A. (JMD)

Short Description For Index: Lot 3 - MB 2024/563

The Real Property does not include the primary residence of any Grantor.

**NORTH CAROLINA
HARNETT COUNTY**

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED is made this December 9, 2024, by and between **Safety First Ventures, LLC**, a North Carolina limited liability company, c/o 1230 NE Maynard Road, Cary, NC 27513, **GRANTOR**, and **128 Edwards, LLC**, c/o 1230 NE Maynard Road, Cary, NC 27513, Attn.: Brian C. Allen, **GRANTEE**. *(As used in this instrument, the designation of Grantor and Grantee shall include the named parties, and their heirs, successors, and assigns, and shall include the singular or plural number, and the masculine, feminine, or neuter gender, both as the context requires.)*

WITNESSETH:

GRANTOR, for valuable consideration paid by Grantee (the sufficiency and receipt of which is acknowledged), grants, bargains, sells, and conveys to Grantee, in fee simple, all of that certain real property lying in Harnett County (the "**Real Property**") described as follows:

Being all of "Lot 3", containing approximately 3.291 acres, as shown on that plat recorded at Map Book 2024, Page 563, Harnett County Registry

The Real Property was acquired by Grantor by that deed recorded at Deed Book 4233, Page 183, Harnett County Registry.

TO HAVE AND TO HOLD the Real Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor is seized of the Real Property in fee simple, that Grantor has the right to convey the Real Property in fee simple, that the 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, except for the exceptions stated below. Title to the Real Property is subject to the following exceptions:

- Ad valorem taxes for 2025 and subsequent years.

Submitted electronically by Burns, Day and Presnell, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

- Matters shown on that map recorded at Map Book 2024, Page 563, Harnett County Registry.
- McNeill Hobbs Road (60' Right-of-Way)

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

GRANTOR:

Safety First Ventures, LLC,
a North Carolina limited liability company

By: *Brian C. Allen* (SEAL)
Name/Title: Brian C. Allen, Manager

WAKE COUNTY, NORTH CAROLINA

The undersigned Notary Public certifies that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Brian C. Allen.**

Date: December 9, 2024.

(Official Seal)

Cindy Jo Ingram
Notary Public
Printed Name: Cindy Jo Ingram
My commission expires: Feb. 22, 2027

