

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/23/2024 12:28:10 PM NC Rev Stamp: \$110.00
Book: 4231 Page: 2495 - 2496 (2) Fee: \$26.00
Instrument Number: 2024006609

HARNETT COUNTY TAX ID #
130509 0121 16

04-23-2024 BY: SM

**GENERAL WARRANTY DEED
TITLE NOT EXAMINED OR CERTIFIED BY PREPARER**

REVENUE: \$ 110.00

PARCEL ID: 130509 0121 16

PREPARED BY:
Hutchens Law Firm LLP
1121-P Military Cutoff Road, Wilmington, NC 28405
RETURN TO:
Sanford Law Group
1410 Elm Street, PO Box 1045, Sanford, NC 27330-1045

File No.: WIL1377211

This instrument prepared by: Stephen Warren, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 1A John W Lester Map

**NORTH CAROLINA
COUNTY OF HARNETT**

THIS DEED made this 17th day of April, 2024, by and between

Grantor	Grantee
Liberty Land Group, LLC, a Delaware limited liability company, Mailing Address: 6060 N Central Expressway, Suite 500, Dallas, TX 75206	Kimberly Tirbovich, single Mailing Address: 257 Fox Hunters Land Broadway, NC 27505

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 situated in or near Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 1A, containing 2.02 acres, more or less, on map entitled "Minor subdivision for John W. Lester & Carolyn Sue Lester" dated January 20th, 2024 and prepared by Larry Kyle Allen and being duly recorded in Book of Maps 2024, Page 60, Harnett County Registry.

Subject to that 50' wide Ingress, Egress & Utility Easement as shown on the plat referenced above and Book of Maps 2017, Page 193, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4225, Page 1214, Harnett County Registry, North Carolina.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein described WAS d WAS NOT the principal residence of the Grantors. (please mark one)

Liberty Land Group, LLC

Elizabeth Piatt
Elizabeth Piatt, Manager/Member *Member*

STATE OF IOWA
JOHNSON COUNTY

I certify 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: Elizabeth Piatt, Manager/Member of Liberty Land Group, LLC

This the 17th day of April, 2024.

Leah Berkheimer

Notary Public

My Commission Expires: NOV. 29 2025

