

HARNETT COUNTY TAX ID #
099556 0018 28

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

12/22/2022 04:05:42 PM

NC Rev Stamp: \$330.00

Book: 4177 Page: 2439 - 2442 (4) Fee: \$26.00

Instrument Number: 2022115623

12-22-2022 BY: TC

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Michelle Stinnett, Esq.
Lorenz & Creed Law Firm, PLLC
230 N. Bennett Street
Southern Pines, NC 28387

Parcel ID No. 099556 0018 28

Excise Tax: \$330.00

TO BE RECORDED IN THE
DEED RECORDS OF
HARNETT COUNTY, NC

THIS DEED made this 10 day of November, 2022, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
FLY RITE LLC, a South Carolina limited liability company 107 Rockland Circle Cary, NC 27519	BRANDON GRAZIER and wife, AMANDA GRAZIER Tax address: 108 W. Harrington Ave. Broadway, NC 27505

WITNESSETH:

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, the Grantor, for 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 (referred to in the singular, whether one or more) situated in Johnsonville Township, Harnett County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference for a description of the real property hereby conveyed. The real property described on Exhibit "A" attached hereto is hereby incorporated herein by reference to the same extent as if set forth herein in its entirety.

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

And being a portion of the same property conveyed to Grantor in instrument recorded in Book 3952, Page 478, in the Harnett County, North Carolina, Register of Deeds. The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

This conveyance is made subject to (i) ad valorem taxes for the current year (prorated through the date of Settlement); (ii) utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and (iii) such other liens, encumbrances or defects as may be assumed or specifically approved by Grantee in writing.

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 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 noted herein.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its company name by its duly authorized manager as of the day and year first above written.

FLY RITE LLC, A SOUTH CAROLINA LIMITED
LIABILITY COMPANY

By: Barbara Settle (SEAL)
BARBARA SETTLE, MEMBER-MANAGER

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day and () I have personal knowledge of the identity of the principal(s); (☒) I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license; () a credible witness has sworn to the identity of the principal(s); the principal(s) acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): Barbara Settle, Member-Manager of Fly Rite LLC, a South Carolina Limited Liability Company.

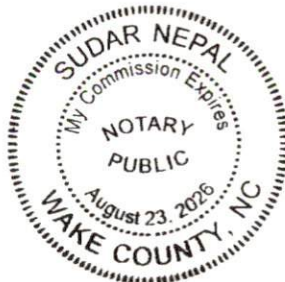
Date: 11/10/2022

Sudar Nepal
Notary Public

SUDAR NEPAL
Printed or typed name of Notary Public

My commission expires: 08/23/2026

[SEAL]



LYING AND BEING in Johnsonville Township, Harnett County, North Carolina and being all of that tract or parcel designated as Lot No. I, containing 12.26 acres, more or less, as shown on a map prepared by John D. Powers, Jr., Professional Land Surveyor, Powers Surveying, Lumberton, NC dated April 14, 2021, and captioned "Surveyed Prepared for: Fly Rite, LLC" which said map is recorded in Map Book 2021, Page 167, in the Harnett County Registry of Deeds, to which map reference is hereby made for a greater certainty of description.

ACCESS EASMENT NO. 1:

As part of the above conveyance, Grantor also grants, bargains, and conveys to the Grantee and its heirs, successors and assigns, all of the Grantor's rights and interest in the 50' access & utility easement, which is labeled and shown as Susie Circle (Adjacent to Lot No. 1) on the plat recorded in Map Book 2021, Page 167 and Plat Cabinet F, Slide 775-D, Harnett County Registry, for the purpose of ingress and egress and the installation, maintenance and upkeep of public and private utilities to and from NCSR 1200 "Dove Road" and Lot I, 12.26 acre tract described hereinabove.

ACCESS EASEMENT NO. 2:

As part of the above conveyance, Grantor also grants, bargains, and conveys to the Grantee and its heirs, successors and assigns, all of the Grantor's rights and interest in the 60' access & utility easement, connecting with the access easement designated as Susie Circle (adjacent to Lot No. 1) on the plat recorded in Map Book 2021, Page 167 and Plat Cabinet F, Slide 775-D, Harnett County Registry, for the purpose of ingress and egress and the installation, maintenance and upkeep of public and private utilities to and from NCSR 1200 "Dove Road" and Lot I, 12.26 acre tract described hereinabove.

ACCESS EASEMENT NO. 3:

As part of the above conveyance, Grantor also grants, bargains, and conveys to the Grantee and its heirs, successors and assigns, all of the Grantor's rights and interest in the 50' access & utility easement, designated at "Yellow Jacket Trail" connecting with the 60' access & utility easement, and access easement known as "Susie Circle" (adjacent to Lot No. 1) on the plat recorded in Map Book 2021, Page 167 and Plat Cabinet F, Slide 775-D, Harnett County Registry, for the purpose of ingress and egress and the installation, maintenance and upkeep of public and private utilities to and from NCSR 1200 "Dove Road" and Lot I, 12.26 acre tract described hereinabove.

ACCESS EASMENT NO. 4:

As part of the above conveyance, Grantor also grants, bargains, and conveys to the Grantee and its heirs, successors and assigns, all of the Grantor's rights and interest in the 50' access & utility easement, which is labeled and shown as Susie Circle (Adjacent to Lot No. 10) on the plat recorded in Map Book 2021, Page 167 and Map Book 2021, Page 113, Harnett County Registry, for the purpose of ingress and egress and the installation, maintenance and upkeep of public and private utilities to and from NCSR 1200 "Dove Road" and Lot I, 12.26 acre tract described hereinabove. (This access drive is also denoted as "Pat Drive" on Plat Cabinet F, Slide 775-D)

This property is subject to those certain covenants recorded in Book 4135, page 636, Harnett County Registry and amended in Deed Book 3985, Page 664, Harnett County Registry.

The above-described tract being part and parcel of the property conveyed to Fly Rite, LLC from Hayek Ventures, LLC by deed dated March 11, 2021 and recorded in Deed Book 3952, Page 478, Harnett County Registry. See also: Deed Book 3952, Page 478; Estate of Calvin Reece Hardee, Jr. (Last Will and Testament Probated April 4, 2014 in Estate File No. 2014 E 162, Off of the Clerk of Court of Harnett County; County Registry); Deed Book 1055, Page 194; Deed Book 244, Page 562, Map Book 2021, Page 167; Map Book 2021, Page 113; Map Book 2015, Page 358; Map Book 2008, Page 289; Plat Cabinet F, Slide 775-D; Plat Cabinet F, Slide 290-D; Harnett County Registry.