

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
11/15/2024 08:14:41 AM
Book: 4261 Page: 238 - 239 (2)
Instrument Number: 2024020373

NC Rev Stamp: \$913.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
09956523 0282 29

11 15 2024 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$913.00

Parcel Identifier No. 09956523 0282 29 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Costner Law Office, PLLC, 3709 Raeford Road, Suite 106, Fayetteville, NC 28304

This instrument was prepared by: Costner Law Office, PLLC, 3709 Raeford Road, Suite 106, Fayetteville, NC 28304

Brief description for the Index: Lot 481, The Colony at Lexington Plantation Subdivision, Phase B, Part 3A

THIS DEED made this 14 day of November, 2024, by and between

GRANTOR

Dream Finders Homes LLC, a Florida limited liability
company
14701 Philips Highway
Suite 300
Jacksonville, FL 32256

GRANTEE

Mary Agnes Villanueva Lamm and Jason Curtis Lamm,
wife and husband

305 Steeple Ridge Drive
Cameron, NC 28326

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, parcel of land or condominium unit situated in the City of Cameron, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 481 as shown on plat entitled "The Colony at Lexington Phase B, Part 3A, Lexington Plantation" recorded in Map Book 2024, Page 159-160 in the Harnett County, North Carolina Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4233 page 2294.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2024 page 159-160.

1 of 2

NC Bar Association Form No. 6 © 1/1/2010, 2013
Printed by Agreement with NC Bar Association -

North Carolina Bar Association - NC Bar Form No. 6
North Carolina Association of Realtors, Inc. - Standard Form 6

Submitted electronically by "Costner Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

Dream Finders Homes, LLC A Florida Limited Liability Company
(Entity Name)

By: Leslie Groves
Print/Type Name & Title: Leslie Groves – Division President

State of North Carolina – County of Cumberland

I, Tamara L. Green, the undersigned Notary Public of the County and State aforesaid, certify that Leslie Groves personally appeared before me this day and acknowledged that she is the Division President of Dream Finders Homes, LLC A Florida Limited Liability Company and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14 day of November, 2024.

My Commission Expires: 5.10.2029



Tamara L. Green
Notary Public