

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
11/14/2024 10:01:05 AM NC Rev Stamp: \$170.00
Book: 4260 Page: 2569 - 2571 (3) Fee: \$26.00
Instrument Number: 2024020272

HARNETT COUNTY TAX ID #
099564 0064 03

11-14-2024 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS

File No.: AL-58337-24-P

Excise Tax: \$170.00

Parcel Identifier No. 099564 0064 03 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Exhibit "A"

THIS DEED made this 5th of November, 2024, by and between

GRANTOR	GRANTEE
SourceSouthern, LLC DBA Land Exit Solutions, a Tennessee Limited Liability Company 507 Allibar Place Brentwood, TN 37027	Sandhills Real Estate Development, LLC, a North Carolina Limited Liability Company 1565 N. May St. Southern Pines, NC 28387

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g.
corporation or partnership.

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, Johnsonville Township, Harnett County, North Carolina and more particularly
described as follows:

See attached Exhibit "A"

Property Address: Cameron Hill Road, Cameron, NC 28326

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4257 page 256.

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

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A map showing the above described property is recorded in Map Book 2019 Page 84.

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, other than the following exceptions:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.
Subject to ad valorem taxes which are a lien but not yet due and payable.

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

SourceSouthern, LLC DBA Land Exit Solutions, a Tennessee Limited Liability Company

(Entity Name)

By: Larry Jamigo, Member
Print/Type Name & Title: Larry Jamigo, Member

State of TN - County of DAVIDSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Larry Jamigo, personally appeared before me this day and acknowledged that he is the Member of SourceSouthern, LLC DBA Land Exit Solutions, a Tennessee Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 6 of November, 2024.

My Commission Expires: 2/07/27



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

Exhibit "A"

BEING all of Lot 4 containing 14.19 acres more or less and being shown on a map or plat entitled "Minor Subdivision Plat for Katie Barber and Pansy Brennan" and drawn by Stewart-Proctor, PLLC Engineering and Surveying and filed for record in the Office of the Harnett County Register of Deeds in Book 2019, Page 84, said map or plat being referenced herein for a more accurate and particular description of said lots.