

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/18/2023 08:41:33 AM
Book: 4204 Page: 905 - 907 (3)
Instrument Number: 2023013784

NC Rev Stamp: \$0.00
Fee: \$26.00

HARNETT COUNTY TAX ID#
050645 0022 01

08-18-2023 BY MC

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 050645 0022 01 Verified by **HARNETT** County on the ____ day of ____, 2023
By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TITLE SEARCH OR CLOSING]
Brief description for the Index: Lot BR1 Sibelius Forest LLC

THIS DEED made this 22 day of June, 2023, by and between

GRANTOR	GRANTEE
Carol Holleman Fuquay and spouse, Olan Edward Fuquay	Sibelius Forest LLC, a North Carolina limited liability company
PO Box 264 Fuquay Varina, NC 27526	188 Mels Meadows Drive Fuquay-Varina, NC 27526

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 or parcel of land situated in **Buckhorn** Township, **Harnett** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Deed Reference: Book 3541, Page 0677; Book 3182, Page 582

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

A map of the above-described property is recorded in Book of Maps 2023, Page 380, Harnett County Registry.

Submitted electronically by Hervey & Hervey, P.A. 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.

The Grantor makes no warranty, express or implied, as to title to the property herein described.

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

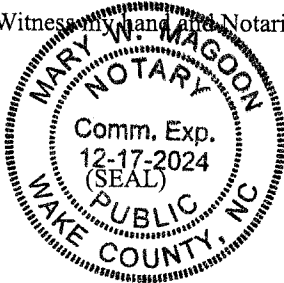
By: *Carol Holleman Fuquay* (SEAL)
Carol Holleman Fuquay

By: *[Signature]* (SEAL)
Olan Edward Fuquay

State of North Carolina
County of Wake

I certify that **Carol Holleman Fuquay** personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22 day of June, 2023.

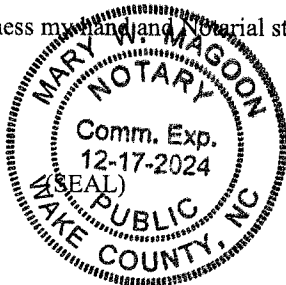


Mary W. Magoon
Printed name of notary: Mary W. Magoon
My Commission Expires: 12/17/2024

State of North Carolina
County of Wake

I certify that **Olan Edward Fuquay** personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22 day of June, 2023.



Mary W. Magoon
Printed name of notary: Mary W. Magoon
My Commission Expires: 12/17/2024

EXHIBIT A

BEING all of Tract BR1 containing 54.96 acres as shown on that map entitled "Recombination Survey Sibelius Forest, LLC & Carol H. Fuquay" and as recorded in Book of Maps 2023, Page 380, Harnett County Registry.