

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
10/03/2025 03:09:35 PM NC Rev Stamp: \$135.00  
Book: 4306 Page: 2350 - 2351 (2) Fee: \$26.00  
Instrument Number: 2025018776

HARNETT COUNTY TAX ID #  
099555 0014

10-03-2025 BY: LA

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$135.00

Parcel Identifier No.: 099555 0014 / 9555-74-2519.000

This instrument was prepared by Shannon Baker, a North Carolina Licensed Attorney (MLPC-2025-5473). Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

This transaction was insured by: Heirloom Title Agency LLC

THIS DEED made this 3<sup>rd</sup> day of October, 2025, by and between

**GRANTOR(S)**

Roy Campbell, Trustee of Bulldoodle Enterprises Trust  
  
321 Griffin Rd  
Lillington, NC 27546

**GRANTEE(S)**

Miriam Janeth De La Cruz, a married person  
  
12 Mattie Johnson Lane  
Lillington, NC 27546

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 City of Cameron, Harnett County, North Carolina and more particularly described as follows:

**Being all of Tract No. 6 containing 1.88 acres more or less as shown on Survey for: "John Daniel McKoy Estate" dated March 9, 2011, by Bennett Surveys, Inc., PLS and recorded in Map Book 2011, Pages 375-376, Harnett County Registry. See Deed Book 2917, Pages 119-121, and Deed Book 2917, Pages 122-124, Harnett County Registry.**

**Property Address: 844 McKoy Town Road Cameron, North Carolina 28326**

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

submitted electronically by "McCollum Law PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 4304, Page 1114, Harnett County Registry.

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 warrants and 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:

Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

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

Bulldoodle Enterprises Trust

By:  (SEAL)  
Roy Campbell, Trustee

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Gregory Parlante, Notary Public, do hereby certify that Roy Campbell, Trustee of Bulldoodle Enterprises Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of October, 2025.

  
Official Signature of Notary

Printed or typed name of Notary

Gregory Parlante  
My Commission Expires:

10-4-2025

GREGORY PARLANTE  
NOTARY PUBLIC  
JOHNSTON County  
North Carolina  
My Commission Expires October 4, 2025