

Book Type REAL ESTATE

Book 4269

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Date 01/28/2025 09:08 AM
Description AC: 0.69 A
PARCEL 1 &
2.79 A
PARCEL 2
Book 4269 Page 1793
DocNo 2025001364 Kind DEED
Grantors OTTO, MELISSA
Grantees ELIA, TODD
ELIA, LISA
Tax \$398.00

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

01/28/2025 09:08:39 AM

NC Rev Stamp: \$398.00

Book: 4269 Page: 1793 - 1795 (3) Fee: \$26.00

Instrument Number: 2025001364

HARNETT COUNTY TAX ID#
071600 0151
071600 0151 01
01-28-2025 BY LW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$398.00

Parcel Identifier No.: 071600 0151 / 071600 0151 01

This instrument was prepared by McCollum Law, P.C. (Jonathan McCollum, Esq.), a North Carolina Licensed Attorney (MLPC-2024-4466). 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.

Prepared without the benefit of Title Search.

THIS DEED made this _____ day of _____, 2025, by and between

GRANTOR(S)

Melissa Otto, an unmarried person

Forwarding Address: 3130 Jonesboro Rd
Dunn, NC 28334

GRANTEE(S)

Todd and Lisa Elia, a married couple

830 Delma Grimes Road
Coats, North Carolina 27521

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

SEE ATTACHED EXHIBIT "A"

Property Address: 830 Delma Grimes Road Coats, North Carolina 27521

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

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

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The property herein described was acquired by Grantor by instrument recorded in Book 4070, Page 812, 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.

Melissa Otto (SEAL)
Melissa Otto

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Harnett

I, Diana A. Menezes Notary Public, do hereby certify that Melissa Otto personally appeared before me this day and acknowledged the due execution of the foregoing instrument. DATA
Witness my hand and official seal this 31 day of December, 2025. 2024

Diana A. Menezes
Official Signature of Notary
Printed or typed name of Notary
Diana A. Menezes
My Commission Expires: 7/02/2026



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DOC# 2025001364