

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2016 Jul 14 03:52 PM NC Rev Stamp: \$ 50.00
Book: 3419 Page: 563 Fee: \$ 26.00
Instrument Number: 2016009793

HARNETT COUNTY TAX ID #
0105201 0095 44

07-14-2016 BY: MT

Lot 44 Gatewest
16-5-39 067
address 35 Regar Court
Bunnlevel, NC 28323
Land Owner - should be
Northeast Land
Development, LLC

GENERAL WARRANTY DEED

REVENUE: \$50.00

PARCEL ID: 0105201 0095 44

PREPARED BY AND RETURN TO:
Hutchens Law Firm
PO Box 1028, Fayetteville, NC 28302
File no. 1186812

This instrument prepared by: Susan R. Benoit or Christopher T. Salyer, both licensed North Carolina attorneys.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 44 Gatewest

NORTH CAROLINA

COUNTY OF Harnett

THIS DEED made this 14, day of July 2016, by and between

Albatross Investments LLC, whose address is
627 Little Bridge Road, Fayetteville, NC 28311,
hereinafter called Grantor,

and

Northeast Land Development LLC whose address is
4140 Ramsey Street, Suite 115, Fayetteville, NC 28311,
hereinafter called Grantee;

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.

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

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 or near the City of Bunnlevel, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 44 IN A SUBDIVISION KNOWN AS GATEWEST PLAT OF THE SAME BEING RECORDED IN PLAT BOOK MAP BOOK 2009, PAGE 510, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3389, Page 771, Harnett County Registry, North Carolina.**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes

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

The property being conveyed herein is not the principal residence of the Grantors.

Albatross Investments LLC

Brian Dreier (SEAL)
By: Brian Dreier, Manager

STATE OF NORTH CAROLINA

CUMBERLAND COUNTY

I, Leona M. DiMase, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Brian Dreier

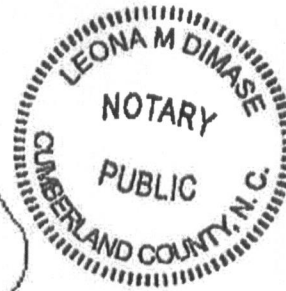
This the 14 day of July, 2016.

Leona M. DiMase

Notary

My Commission Expires:

10/5/2019



Unofficial Document