

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2017 Feb 07 04:53 PM NC Rev Stamp: \$ 128.00
Book: 3478 Page: 443 - 446 Fee: \$ 26.00
Instrument Number: 2017001929

HARNETT COUNTY TAX ID #
110662 0022 27
110662 0022 28

02-07-2017 BY: SB

Prepared by and mail to: Lynn Matthews, Attorney, 904-A West Broad Street, Dunn, NC 28334

EXCISE TAX: \$128.00
Parcel ID No.: Lot 24-110662 0022 27; Lot 25-110662 0022 28

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 23 day of January, 2017, by and between **KONSTANTINOS M. HANTZIDIAMANTIS and wife, FRANCES K. HANTZIDIAMANTIS** of 9023 Southwest 194th Court, Dunnellon, FL 34432 hereinafter called GRANTOR, and **CUMBERLAND HOMES, INC. a North Carolina Corporation** of P.O. Box 727, Dunn, NC 28335 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 or feminine 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 Black River Township, Harnett County, North Carolina and more particularly described as follows:

See EXHIBIT "A" attached hereto and made a part of hereof.

Prepared by and mail to: Lynn Matthews, Attorney, 904-A West Broad Street, Dunn, NC 28334

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WITNESSETH:

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See EXHIBIT "A" attached hereto and made a part of hereof.

All or a portion of that property herein conveyed does include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 2431, Page 424, and Book 2431, Page 427 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 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:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts as would be disclosed by a current survey of the real property described herein.
5. 2017 ad valorem taxes which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

Kic
KOSTANTINOS M. HANTZIDIAMANTIS (SEAL)
Konstantinos M. Hantzidiamantis

[Signature] (SEAL)
Frances K. Hantzidiamantis

FLORIDA
COUNTY OF Manion

I, Cathy A Brumale, a Notary Public, do hereby certify that **KONSTANTINOS M. HANTZIDIAMANTIS and wife, FRANCES K. HANTZIDIAMANTIS** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 23rd day of January, 2017

Cathy A Brumale
Notary Public

My Commission Expires: June 24, 2018

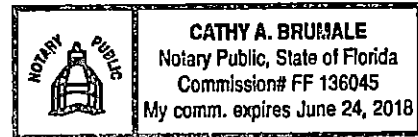


EXHIBIT "A"
LEGAL DESCRIPTION

BEING ALL of Lots 24 & 25, Phase 2, of Quail Glen Subdivision as is shown on that map recorded as Map Number 2007-636, Harnett County Registry entitled "Survey of: Quail Glen Subdivision, Phase 2", dated June 1, 2007, prepared by Mauldin-Watkins Surveying, P.A. to which map and its recordation reference is incorporated herein for a full and complete description of said lot.