

Initial Application Date: 11-13-03

Application # 05 50008227

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Signature Home Builders, Inc. Mailing Address: 1107 West Cumberland St. Suite 101
City: Dum State: NC Zip: 28334 Phone #: (910) 892-9299

APPLICANT: Larry Daughtry Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: 1437 SR Name: Ruth Cr.
Parcel: 08 61054 0292 18 PIN: 0652-30-2401.000
Zoning: R130 Subdivision: Ballard Woods S/D Lot #: 46 Lot Size: .58AC
Flood Plain: X Panel: 50 Watershed: NA Deed Book/Page: 1091/1945 Plat Book/Page: 2002/11/22

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North turn right onto Ballard Road
subdivision on right.

PROPOSED USE:

Sg. Family Dwelling (Size 70x47) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) NA Garage yes Deck no
 Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 Manufactured Home (Size x) # of Bedrooms _____ Garage _____ Deck _____

Comments: _____
 Number of persons per household 3 per
 Business Sq. Ft. Retail Space _____ Type _____
 Industry Sq. Ft. _____ Type _____
 Home Occupation (Size x) # Rooms _____ Use _____
 Accessory Building (Size x) Use _____
 Addition to Existing Building (Size x) Use _____
 Other _____

Water Supply: County Well (No. dwellings _____) Other _____
Sewage Supply: New Septic Tank Existing Septic Tank County Sewer Other _____
Erosion & Sedimentation Control Plan Required? YES NO proposed SFD
Structures on this tract of land: Single family dwellings 1 Manufactured homes _____ Other (specify) _____

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>49</u>	Rear	<u>25</u> <u>146</u>
Side	<u>10</u>	<u>14</u>	Corner	<u>20</u> _____
Nearest Building	<u>10</u>	_____		

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Will e m
Signature of Owner or Owner's Agent

11-13-03
Date

This application expires 6 months from the date issued if no permits have been issued

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

653 11/17 N



FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2003 OCT 27 10:49:34 AM
 BK: 1848 PG: 474-476 FEE: \$17.00

INSTRUMENT # 2003022176

HARNETT COUNTY TAX ID #
 18-0654-0292-18
 10-27-03 BY: JLB

Parcel # Excise Tax: 0	Recording Time, Book & Page:
Prepared by: HAYES, WILLIAMS, TURNER & DAUGHTRY, P.A. 804 West Broad Street Dunn, North Carolina 28334 File #: 2002 633	Mail after recording to: HAYES, WILLIAMS, TURNER & DAUGHTRY, P.A. 804 West Broad Street Dunn, North Carolina 28334

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 23 day of October, 2003, by and between:

GRANTOR: BALLARD WOODS, LLC, a North Carolina Limited Liability Company P. O. Box 6127 Raleigh, N. C. 27628	GRANTEE: SIGNATURE HOME BUILDERS INC. A North Carolina Corporation 804A West Broad Street Dunn, N. C. 28334
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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 Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents doth grant, bargain, sell and convey unto the Grantee, in fee simple, all that certain lot or parcel of land lying and being in Hector's Creek Township, Harnett County, North Carolina, and more particularly described as follows:

Being Lot No. 46 as shown on Revision Map titled "Ballard Woods Subdivision" Phase One, Hector's Creek Township, Harnett County, N. C. dated October 29, 2002, prepared by Bennett Surveys, Inc., Lillington, N. C. and recorded at Map Number 2002-1367, in Office of Register

of Deeds of Harnett County

TO HAVE AND TO HOLD the aforesaid tract 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 said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever.

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

This property is subject to Master Declaration of Covenants and Restrictions for Ballard Woods Subdivision as recorded October 30, 2002, in Book 1682, Pages 828-860, Harnett County Registry.

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

BALLARD WOODS, LLC, A North Carolina Limited Liability Company

By: [Signature] (Seal)
Beau Harrison, Member Manager

NORTH CAROLINA,
HARNETT COUNTY

I, [Signature], Notary Public, hereby certify that Beau Harrison, Member Manager of Ballard Woods, LLC, a Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Conveyance.

Witness my hand and notarial seal, this 29 day of October, 2003.

[Signature]
Notary Public

My Comm. Expires:

7-31-2006

