

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/11/2025 12:44:57 PM NC Rev Stamp: \$649.00
Book: 4294 Page: 700 - 701 (2) Fee: \$26.00
Instrument Number: 2025012874

HARNETT COUNTY TAX ID #
039588 0005 21

07-11-2025 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$649.00

Real Estate ID No.: 039588 0005 21

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee (25-3503-SDH) of

This instrument prepared by Brittany Feldhake, a licensed North Carolina attorney, Moore & Alphin PLLC.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 16, Briarwood Bluff

THIS DEED made this 9th day of July, 2025, by and between

GRANTOR

SDH Raleigh LLC,
a Georgia limited liability company
3412 Apex Peakway
Apex, NC 27502

GRANTEE

Thomas Larson, an unmarried person

Grantee's Address:
15 Pine Vista Way
Sanford, NC 27332



Grantee has confirmed vesting and spelling

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

All of Lot 16, Briarwood Bluff Subdivision, as shown on a map thereof recorded in Book of Maps 2024, Page 336, Harnett County Registry, to which map reference is hereby made for a more particular description.

Property Address: 15 Pine Vista Way, Sanford, NC 27332

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the exceptions hereinafter provided.

And Grantor hereby warrants that Grantor has done nothing to impair such title as Grantor received and that Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

- 1) The lien of AD VALOREM real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth in the notary acknowledgment below.

SDH Raleigh LLC

A Georgia limited liability company

By: _____

Joel Geniesse

Affiliate President - Raleigh

STATE OF NORTH CAROLINA - COUNTY OF WAKE:

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

Joel Geniesse
Affiliate President - Raleigh

Date: _____

4/25/25

(Stamp or Seal)

Signature of Notary

Printed Name: _____

Christopher D Fry

My commission Expires: _____

6/2/29

