

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/23/2025 11:57:56 AM NC Rev Stamp: \$100.00  
Book: 4286 Page: 1461 - 1463 (3) Fee: \$26.00  
Instrument Number: 2025009303

HARNETT COUNTY TAX ID #  
07069016020032

05-23-2025 BY: MMC

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identification No. 07069016020032 01

Title Insurance Company: Title Clearing & Escrow, LLC

Mail/Box to: Husam Alhasani, Mohammad Joudeh, and Ahmed Isleem, 4341 Karlbrook Ln, Raleigh, NC 27616

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOTS 57 AND 58

THIS DEED made this 22nd day of May, 2025 by and between

GRANTOR	GRANTEE
<b>Susan Stephens, an unmarried woman</b>	<b>Husam Alhasani, a married man, Mohammad Joudeh, and Ahmed Isleem, a married man, as tenants in common</b>
<i>Mailing Address:</i> 150 Pennyrite Court Apt. B-11 Guthrie, KY 42234	<i>Mailing Address:</i> 4341 Karlbrook Ln Raleigh, NC 27616

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 or condominium unit situated in the City of Coats, Harnett County, North Carolina and more particularly described as follows:

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

Lying and being in Grove Township, Harnett County, North Carolina, and being in the Town of Coats, and being Lots No. 57 and 58, according to that certain survey and map made by A. W. Gregory on October 12, 1911, and recorded in Book 169, Page 566, Harnett County Registry, to which reference is hereby made and incorporated herein as a part of this description.

The aforesaid lands are the same as conveyed by that deed dated October 17, 1974 from Jerry G. Johnson and wife, to Clyde Byrd and wife and recorded in Book 615, Page 117, Harnett County Registry.

LESS AND EXCEPT property described in Deed dated March 30, 1987, recorded in Book 831, at Page 841, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1030 Page 203

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

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, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.  
Ad Valorem Taxes for Current Year

IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.

Susan Stephens  
Susan Stephens

---

~~TN~~ ~~RD~~  
STATE OF ~~NORTH CAROLINA~~ ~~Montgomery~~ ~~RD~~  
COUNTY OF ~~MECKLENBURG~~

I, Donyetta Lark, Notary Public, do hereby certify that Susan Stephens personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 22 day of May, 2025.



Official Signature of Notary

Printed or typed name of Notary Donyetta Lark

My Commission Expires: 4-19-26

