

Connector Summary		
Qty	Manuf	Product
17	Simpson	THA29

- NOTES:
- 1) TRUSS SPACING 24" OC UNLESS NOTED OTHERWISE.
 - 2) BRACING OF TRUSSES IN ADDITION TO BCS-B1 SUMMARY SHEET FOR HANDLING, INSTALLING AND BRACING.
 - 3) CONNECTIONS INSTALLATION RECOMMENDATIONS FOR HANDBOOK.
 - 4) VERIFY ALL BUILDING DIMENSIONS PRIOR TO TRUSS ERECTION.
 - 5) EXISTING DIMENSIONS ARE FROM OUT TO OUT OF SHEATHING.
 - 6) DO NOT CUT, DRILL OR ALTER TRUSS WITH CUT CONSULTING A REGISTERED PROFESSIONAL ENGINEER.
 - 7) REGISTERED PROFESSIONAL ENGINEER TRUSSES.
 - 8) BUILDER IS RESPONSIBLE FOR PROVIDING ADEQUATE BEARING TO SUPPORT TRUSS REACTIONS.
 - 9) DIMENSIONS ARE IN FEET-INCHES SYSTEM'S UNITS.
 - 10) TRUSSES ARE TO BE INSTALLED IN BALANCED TRUSSES. INSTEAD, USE 3 MAJLS IN BOTH THE TOP AND BOTTOM CHORDS.



Customer: **TIM ADAMS**

Job Name: _____ Plan/Model: **1578 PLAN**

Level: **ROOF** Drawn By: **JDW** Job #: **20-080698T**

Scale: N.T.S. Date: 06/20/2020 BMC, NC & SC 1-800-672-2145

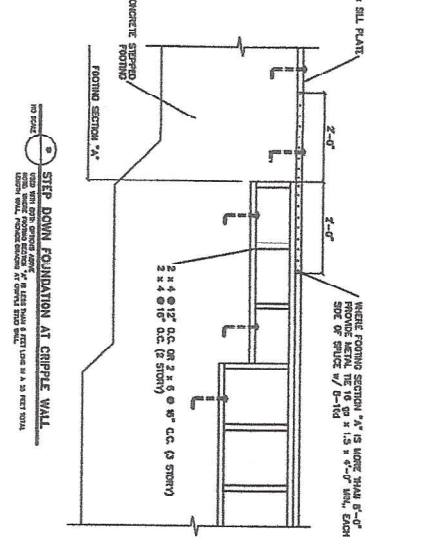
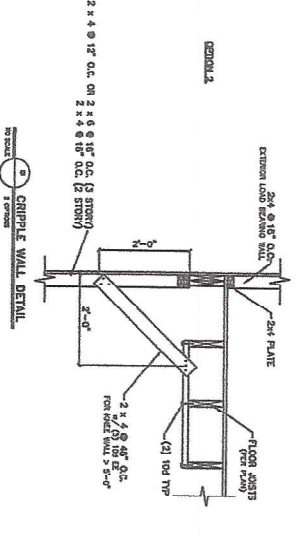
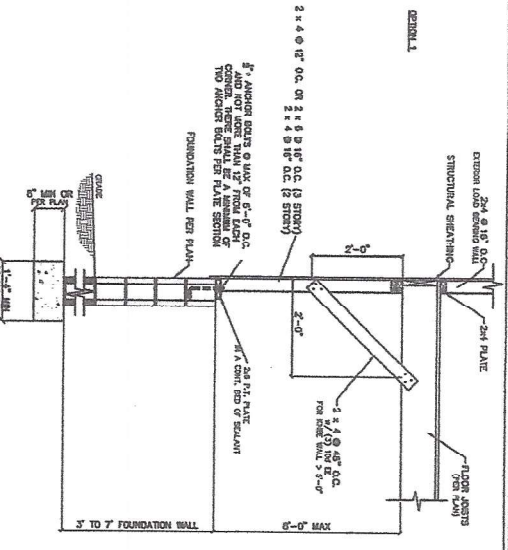
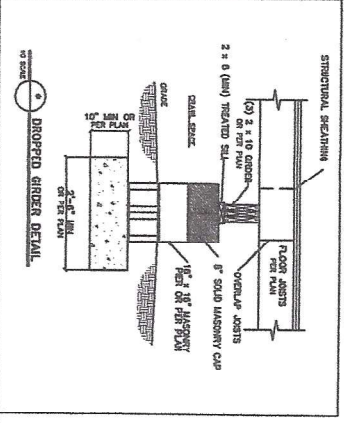
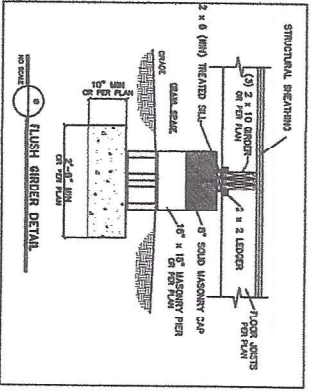
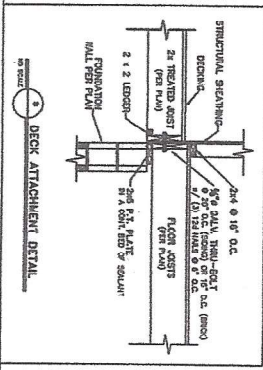
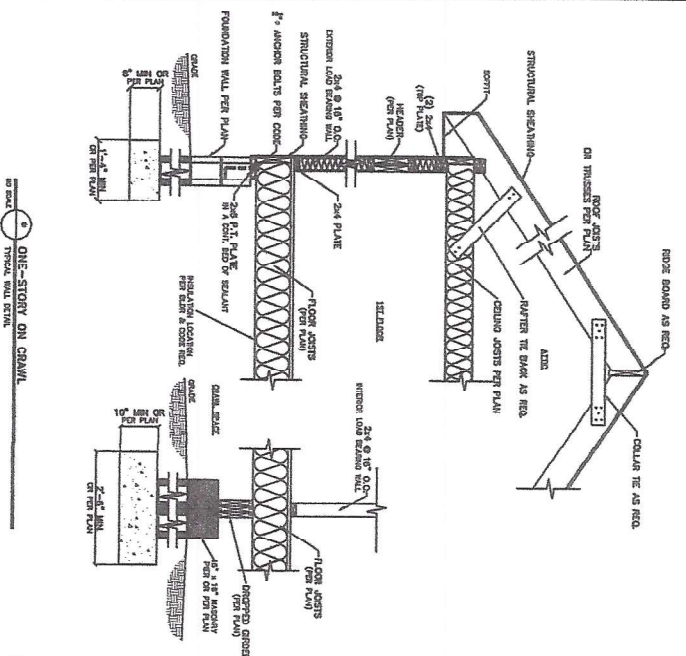
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. It is the builder's responsibility to verify that the structure can support the entire roof or floor truss system. See engineered drawings for required lateral bracing and other information for each truss design identified on this placement drawing. The building designer is responsible for permanent bracing of the roof and floor system and for the overall structure. For general guidance regarding bracing, consult the BCS-B1 SUMMARY SHEET, provided by BMC. THE BUILDER IS CAUTIONED to seek professional advice or follow the bracing guidelines of BCS-B1 while installing the trusses in order to prevent toppling or remaining of inadequately braced trusses.

1) MAXIMUM HEIGHT OF ROCK SUPPORT POSTS AS FOLLOWS:

POST SIZE	MAX. ROCK RESISTANCE
4 x 4	6'-0"
6 x 6	8'-0"
8 x 8	10'-0"

- * THIS TABLE IS BASED ON NO. 3 TREATED SOUTHERN PINE POSTS. MAXIMUM TREATMENT AREA IS BASED ON 120 TOTAL SQUARE FEET FROM TOP OF FORMING TO BOTTOM OF GROUND.
- ** ROCKS MUST NOT BE PLACED ON TOP OF GROUND.
- ** ROCKS MUST NOT BE PLACED ON TOP OF GROUND.
- 2) ROCKS SHALL BE SPACED TO PROVIDE LATERAL STABILITY FOR ONE OF THESE METHODS:
 - A. THE ROCK FLOOR HEIGHT IS LESS THAN 6'-0" AND THE ROCK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4)
 - B. 4 x 4 ROCK FLOOR PROVISION IS NOT REQUIRED.
 - C. 4 x 4 ROCK FLOOR PROVISION IS REQUIRED. ROCKS SHALL BE SPACED IN SUCH A MANNER THAT THE ROCKS SHALL ATTACH TO EACH POST TO THE POST, AND THE ROCKS SHALL BE AWAY FROM THE POST TO THE POST. THE ROCKS SHALL BE AWAY FROM THE POST TO THE POST. THE ROCKS SHALL BE AWAY FROM THE POST TO THE POST.
- C. FOR BRIDGES, LATERAL STABILITY MAY BE PROVIDED BY DESIGNING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

POST SIZE	MAX. TENSION	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 x 4	48 SO. FT.	6'-0"	2'-0"	1'-0"
6 x 6	120 SO. FT.	8'-0"	3'-0"	1'-0"
- D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN THE PERPENDICULAR DIRECTIONS FOR PRESSUREING ZONES ON PARALLEL TO THE 2 x 6 SHALL BE ATTACHED TO THE POSTS WITH ONE (1) 1/2" x 10" GALV. PLATE FOR A EACH END OF EACH BRACING MEMBER.
- E. FOR BRIDGES, LATERAL STABILITY MAY BE PROVIDED BY DESIGNING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:



* Plans are made to order and include construction details and specifications. Any reproduction or alteration of these plans without the written consent of the author is prohibited. Ken Dawson, P.E., 45675 S. Edwards, Englewood, CO 80155. Telephone: (303) 751-1111. Fax: (303) 751-1112. E-mail: ken@ken-dawson.com

Client: KEN DAWSON
 Plan: PLAN 1341 (GARAGE LEFT)

SEAL DATE: 02/19/20
 NORTH CAROLINA PROFESSIONAL ENGINEER
 45675 S. EDWARDS
 ENGLEWOOD, CO 80155
 P. ENGINEER
 CK S. EDWARDS

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			

D2

Prepared by and Hold for: Kristoff Law Offices, P.A.
The property conveyed herein is not Grantor's principal residence

Revenue Stamps: \$50.00

NORTH CAROLINA
HARNETT COUNTY

Parcel ID No.: 110660 0131; 110660 0131 01

GENERAL WARRANTY DEED

THIS DEED made this 25th day of August, 2020, by and between ROBERT BLAIR LITTLE, widower, **Grantor**, whose address is 2008 Arrowwood Circle, Clayton, North Carolina 27520; and PERFECT IMAGE CONSTRUCTION, LLC, a North Carolina limited liability company, **Grantee**, whose address is 75 Maximus Circle, Garner, North Carolina 27529 (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 give, grant, bargain, and convey unto the Grantee, that certain lot or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

The aforesaid real property is hereby conveyed and made subject to those Restrictive Covenants that are recorded in Deed Book 521, Page 78, Harnett County Registry.

For chain of title, see Deed Book 1430, Page 249, Harnett County Registry.

SUBJECT, HOWEVER, to the following Exceptions:

1. Ad Valorem taxes for the year 2020 and thereafter;
2. Easements, Restrictions, Rights-of-Way, and other appurtenances of record in the 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 the 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 of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated herein.

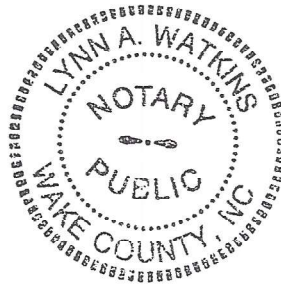
IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by the authority of its Board of Directors, the day and year first above written.

Robert Blair Little
by Robert V. Little (POA) his agent (SEAL)
ROBERT BLAIR LITTLE by Robert V. Little, his Agent

STATE OF NORTH CAROLINA; COUNTY OF Johston
I, Lynna A Watkins, a Notary Public of the County and State aforesaid, hereby certify that Robert V. Little, as Agent for Robert Blair Little, hereinafter referred to as Principal, personally appeared before me this day and being first duly sworn, deposes and says that he executed the foregoing annexed instrument for and on behalf of said Principal, and that his authority to execute and acknowledge the said instrument is contained in a duly executed and acknowledged Power of Attorney which is recorded in the Harnett County Registry in Deed Book 3777, Page 757, and the said instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; and the said Agent acknowledged the due execution of the foregoing instrument for the purposes expressed therein on behalf of the above named Principal.

Witness my hand and official stamp or seal, this 26 day of August, 2020.

Lynna A Watkins
Notary Public
My Commission expires: 12-7-2021



A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 2020-1510			7. LOAN NUMBER:	
8. MORTGAGE INS CASE NUMBER:					

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. NAME AND ADDRESS OF BUYER: Perfect Image Construction, LLC 75 Maximus Circle Garner, NC 27529	E. NAME AND ADDRESS OF SELLER: Robert Blair Little 2008 Arrowwood Circle Clayton, NC 27520	F. NAME AND ADDRESS OF LENDER:
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G. PROPERTY LOCATION: 116 Highland Drive Lillington, NC 27546 Harnett County, North Carolina	H. SETTLEMENT AGENT: Kristoff Law Offices, PA. PLACE OF SETTLEMENT 444 E. Main St Clayton, NC 27520	I. SETTLEMENT DATE: August 25, 2020
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J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	25,000.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	482.50
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to
107. County Taxes	08/26/20 to 01/01/21 41.62
108. Assessments	to
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	25,524.12
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to
211. County Taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	25,524.12
302. Less Amount Paid By/For Buyer (Line 220)	()
303. CASH (X FROM) (TO) BUYER	25,524.12

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	25,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	25,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	250.00
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes	to
511. County Taxes	01/01/20 to 08/26/20 77.38
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	327.38
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	25,000.00
602. Less Reductions Due Seller (Line 520)	(327.38)
603. CASH (X TO) (FROM) SELLER	24,672.62

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Buyer: Perfect Image Construction, LLC

Seller: Robert Blair Little

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price			\$	@	%		
<i>Division of Commission (line 700) as Follows:</i>							
701. \$	to					PAD FROM BUYERS FUNDS AT SETTLEMENT	PAD FROM SELLER'S FUNDS AT SETTLEMENT
702. \$	to						
703. Commission Paid at Settlement							
704.	to						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801. Loan Origination Fee	%	to					
802. Loan Discount	%	to					
803. Appraisal Fee		to					
804. Credit Report		to					
805. Lender's Inspection Fee		to					
806. Mortgage Ins.App. Fee		to					
807. Assumption Fee		to					
808.							
809.							
810.							
811.							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest From	to	@ \$	/day	(days)	%
902. MIP Totals for Life of Loan	for	months to					
903. Hazard Insurance Premium for		years to					
904.							
905.							
1000. RESERVES DEPOSITED WITH LENDER							
1001. Hazard Insurance		months @ \$	per	month			
1002. Mortgage Insurance		months @ \$	per	month			
1003. City/Town Taxes		months @ \$	per	month			
1004. County Taxes		months @ \$	per	month			
1005. Assessments		months @ \$	per	month			
1006.		months @ \$	per	month			
1007.		months @ \$	per	month			
1008. Aggregate Adjustment		months @ \$	per	month			
1100. TITLE CHARGES							
1101. Settlement or Closing Fee	to						
1102. Abstract or Title Search	to						
1103. Title Examination	to						
1104. Title Insurance Binder	to						
1105. Document Preparation	to	Kristoff Law Offices, PA.					200.00
1106. Notary Fees	to						
1107. Attorney's Fees	to	Kristoff Law Offices, PA.				375.00	
<i>(includes above item numbers:)</i>							
1108. Title Insurance	to	Fidelity National Title Insurance Company				76.50	
<i>(includes above item numbers:)</i>							
1109. Lender's Coverage	\$						
1110. Owner's Coverage	\$	25,000.00			76.50		
1111.							
1112.							
1113.							
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording Fees: Deed \$	31.00	; Mortgage \$			Releases \$	31.00	
1202. City/County Tax/Stamps: Deed		; Mortgage					
1203. State Tax/Stamps: Deed		50.00; Mortgage					50.00
1204.							
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey	to						
1302. Pest Inspection	to						
1303.							
1304.							
1305.							
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						482.50	250.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Kristoff Law Offices, PA., Settlement Agent

Certified to be a true copy.