

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
09/06/2022 04:42:36 PM NC Rev Stamp: \$40.00  
Book: 4165 Page: 1816 - 1817 (2) Fee: \$26.00  
Instrument Number: 2022108814

HARNETT COUNTY TAX ID #  
05061304 0301 03

09-06-2022 BY: AG

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds  
Parcel or Real Estate ID No. 05061304 0301 03 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: Lot 43, Block 4, Captains Landing Subdivision

THIS DEED made this 2<sup>nd</sup> day of September 2022, by and between:

GRANTOR	GRANTEE
John Marinaccio Inc., a Corporation 103 Burham Ct Apex, NC 27502	Family Building Group II LLC, a North Carolina Limited Liability Company 1016 Mockingbird Drive Raleigh, NC 27615

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, parcel of land or condominium unit situated in the Town or City of Fuquay-Varina, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 43, Captains Landing Subdivision, Block 4, as shown on plat recorded in Map Number 21, Page 52, Harnett County Registry.

Property Address: 436 Natchez Trace, Fuquay-Varina, NC 27526

Parcel ID: 05-0613-04-0301-03

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3996, Page 302.

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

A map showing the above described property is recorded in Map Number 21 at Page 52.

Submitted electronically by "Jackson Law, P.C."  
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 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 and restrictions of record that do not materially affect the value of the property, 2022 Ad Valorem taxes.

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

John Marinaccio Inc., a Corporation

By:

*[Signature]*  
John Marinaccio, Owner

STATE OF North Carolina  
COUNTY OF Wake

I, Allen Brown, a notary, certify that John Marinaccio personally came before me this day and acknowledged that he/she is Owner of John Marinaccio Inc., a Corporation, and that he/she, as Owner, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 2nd day of September, 2022.

*[Signature]*

Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: \_\_\_\_\_

(affix seal here).

ALLEN BROWN  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires May 9, 2027