

Harnett Regional Water  
700 McKinney Parkway  
Lillington, NC 27546  
Telephone: 910-893-7575  
harnettwater.org

User: CPCIS2 POS  
Date: 7/21/2021 7167 Receipt: 61904

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Customer	Account	Name
409586	211780	LANDRY BUILDERS INC
5995 ROSSER PITTMAN R RD		

Misc Fees/POS/Sys Dev

1	WATER SYSTEM DEVE	2,000.00
1	WATER TAP FEE 3/4"	800.00

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Amount Due \$2,800.00

CHECK #14282 \$(2,800.00)

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Total Payment: \$(2,800.00)

BALANCE REMAINING \$0.00

CHANGE \$0.00

Trans Date: Jul 21, 2021 Time: 11:42:31AM

\*\*\* Thank You For Your Payment \*\*\*

Lot 1

HARNETT COUNTY  
DEPARTMENT OF PUBLIC UTILITIES  
Equal Opportunity Provider and Employer

RESIDENTIAL WATER/SEWER USER AGREEMENT

\*COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED\*

- ( ) Water Water and Sewer District of Harnett County
- ( ) Retrofitted Sprinkler Connection (For accounts with county sewer)
- ( ) Full Service Sprinkler Connection

Owner's Mailing/Billing Address:

Lanary Builders Inc.  
LAND OWNER'S NAME

913 Log CABIN DR  
CURRENT STREET, ROUTE OR P.O. BOX

Fayetteville NC, 28312  
CITY OR TOWN, STATE, ZIP

910-624-8354  
TELEPHONE NUMBER

For Office Use Only:

AMOUNT PAID  
409586/211780

CUSTOMER NO.

PROPERTY NO.

STATE RD NAME & NO.

NUMBER OF PERSONS LIVING IN

004-60-2696 — 000028342219  
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE#

Self - Lanary Builders - 913 Log CABIN DR. Fayetteville NC, 28312  
EMPLOYER, ADDRESS AND PHONE NUMBER

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

NAME OF NEAREST RELATIVE, ADDRESS AND PHONE NUMBER

This Agreement, made and entered into this the 21 day of July, 2021, between the Harnett County Department of Public Utilities, as operator of the water supply and distribution system indicated above, (hereinafter "County") and LARRY BUILDERS INC (hereinafter "Owner").

WITNESSETH:

The County, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. The County also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with the County to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by the County and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows:
2. Owner agrees to pay to County the amount of 2860 per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. County, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT THE COUNTY DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Owner agrees to pay to County a minimum amount of Twenty-five Dollars (\$25.00) as a water deposit (and \$25 as a sewer deposit, if water and sewer tap requested, \$50 total), provided they are approved by the On-line Utility Database procedure described in Section 20 (c) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit may be returned without interest as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants the County, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the County's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided the County has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and the County, Owners shall allow no cross connection to exist between the County's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by the County and agrees to the penalties for non-compliance with the above, as set out in the County's Rules and Regulations.
9. County shall install a water and/or sewer service connection for the Owner, and Owner shall then have thirty (30) days from the date of such installation to make the plumbing connection from the place of use on the above described property to the

6/6/2018

County's system. Charges for water and/or sewer shall commence on the date that the plumbing connection is completed, but in no event later than the end of the thirty (30) day period. That is to say, if the plumbing connection is not completed by the end of the thirty (30) day period, user charges shall commence and Owner shall be obligated to pay the minimum user bill from and after the end of such period, regardless of whether water and/or sewer service is being provided to Owner.

**9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS.**

No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of the County as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other Harnett County ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Inspections Section of the Harnett County Planning and Development Department.

11. County shall purchase and install a cutoff valve and water meter for each service. The County shall own said meter and shall have the exclusive right to use it.

12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. County shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.

15. After County has executed this Agreement, a copy shall be provided to Owner by person delivery or by mailing to the Owner's address as indicated above.

Signed by Owner this 21 day of July, ~~201~~ <sup>2021</sup>

Owner \_\_\_\_\_  
*[Signature]*  
Owner \_\_\_\_\_  
*[Signature]*  
Witness \_\_\_\_\_  
*[Signature]*

Signed by County this 21 day of July, ~~201~~ <sup>2021</sup>

**HARNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES**  
BY: Steve Ward / gjo 7/21/21  
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SENT TO:  
Harnett County Department of Public Utilities

Post Office Box 1119  
Lillington, NC 27546

APPLICATION DIRECTIONS

DATE: 2-21-2021

Larry Builders Inc. is requesting a water and/or sewer service at the location as noted below. This request is for a 3/4 inch water service and/or a residential sewer service. The cost of the service will be as follows:

**Water tap total cost + deposit:**

3/4" \$2800

1" \$3500

2" \$4500

**Residential Sewer tap total cost + deposit:**

ALL DISTRICTS \$3500

BUNNLEVEL & RIVERSIDE \$4500

Retrofitted sprinkler tap fee for customers with county sewer: \$300

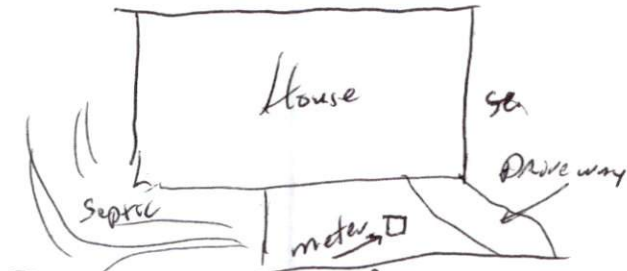
\*There will also be a deposit on all new accounts for water and/or sewer as required.

For all other sizes refer to Harnett County Department of Public Utilities @ (910) 893-7575.

Should a line extension be required to install this service, the customer would be required to pay the amount of \$ \_\_\_\_\_ before the installation of the requested service. This amount is based on materials and labor as required to extend the line to the customer's property.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

Lot 1 5995 Rosser Pittman Rd Sanford NC 27332



Rosser Pittman Rd  
CUSTOMERS SIGNATURE

*[Handwritten signature]* *[Handwritten initials]*

Office Use:  
This service can be installed as noted above. \_\_\_\_\_  
This service requires a line extension: cost above. \_\_\_\_\_  
Date of returned notification from Maintenance. \_\_\_\_\_  
Maintenance Personnel Signature: \_\_\_\_\_

VOLUNTARY SURVEY OF CUSTOMER DEMOGRAPHICS

The following information is requested by the Federal Government in order to monitor compliance with Federal laws prohibiting discrimination against applicants seeking to apply for water service. You are not required to furnish this information, but are encourage to do so. This information will not be used in evaluating your application or discriminate against you in any way. However, if you choose not to furnish it, we are required to note the ethnicity, race, and gender of the individual applicants on the basis of visual observation or surname.

<b>Gender:</b> <input checked="" type="checkbox"/> Male (1) <input type="checkbox"/> Female (2)
<b>Ethnicity:</b> <input type="checkbox"/> Hispanic or Latino (0) <input type="checkbox"/> Not Hispanic or Latino (9)
<b>Race:</b> <input type="checkbox"/> American Indian/Alaskan Native (3) <input type="checkbox"/> Asian (4) <input type="checkbox"/> Black or African American (5) <input type="checkbox"/> Native Hawaiian or Other Pacific Islander (6) <input checked="" type="checkbox"/> White (7) <input type="checkbox"/> Other (8)
<input type="checkbox"/> I respectfully decline to provide this information.

HARNETT COUNTY TAX ID #  
039588 0012 07  
039588 0012 08  
039588 0012 09 & ETC

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Jan 13 02:07 PM NC Rev Stamp: \$ 330.00  
Book: 3923 Page: 295 - 297 Fee: \$ 26.00  
Instrument Number: 2021000865

01-13-2021 BY: SB

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Parcel Identifier No. 9588-1A-4442.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee  
This instrument was prepared by: Frank W. Wishart, Jr, Attorney (without title examination or opinion on title/no settlement services)

Brief description for the Index: Lots 1-5, Map 2021-6

THIS DEED made this 11th day of January, 2021, by and between

GRANTOR

GRANTEE

BIG SKY PROPERTIES, INC.  
1254 POST OFFICE ROAD  
SANFORD NC 27330

LANDRY BUILDERS, INC.  
6212 YORKIE COURT  
STEADMAN NC 28391

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of \_\_\_\_\_, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3901 page 123.

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

A map showing the above described property is recorded in Plat Book 2021 page 6.

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, covenants, restrictions and rights of way of record and utility lines and rights of way in existence, if any, over, under, or upon the above described property.

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

BIG SKY PROPERTIES, INC. (SEAL)

(Entity Name)

By: Barry J. Patterson

Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: Barry J. Patterson  
President

Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_

\_\_\_\_\_ - personally appeared before me this day and

acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Notary Public

(Affix Seal)

Notary's Printed or Typed Name

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_

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Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Notary Public

(Affix Seal)

Notary's Printed or Typed Name

SEAL-STAMP

State of NC - County or City of Lee

I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_

Barry J. Patterson - personally appeared before me this day and

acknowledged that he is the President of Big Sky Properties, Inc

a North Carolina or \_\_\_\_\_ corporation/~~limited liability company/general~~

~~partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and

the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 11th day of January, 2021.

My Commission Expires: March 27, 2021

Frank W. Wishart, Jr. Notary Public

Notary's Printed or Typed Name





EXHIBIT "A"

BEING ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) AS SHOWN ON PLAT OF SURVEY ENTITLED "MINOR SUBDIVISION FOR BIG SKY PROPERTIES, INC." DATED 12/23/2020 AS PREPARED BY RODNEY E. MORRIS, PLS, AND RECORDED IN MAP BOOK 2021, PAGE 6, HARNETT COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

SUBJECT TO THAT CERTAIN 50' RESERVED EASEMENT APPURTENANT FOR BOTH ACCESS AND UTILITIES OVER, UNDER AND UPON THE ABOVE REFERENCED LOT FIVE (5) IDENTIFIED AS 50' ACCESS EASEMENT ON THE ABOVE REFERENCED PLAT FOR THE USE AND BENEFIT OF GRANTOR'S REMAINING PROPERTY.

SUBJECT TO RIGHT OF WAY FOR ROSSER PITTMAN ROAD (SR1215) AND 30' JOINT DRIVEWAY EASEMENTS AS SHOWN ON THE ABOVE REFERENCED PLAT.

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Parcel Identifier No. 988-04-442.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee  
This instrument was prepared by: Frank W. Wishart, Jr, Attorney (without title examination or opinion on title/no settlement services)

Brief description for the Index: Lots 1-5, Map 2021-6

THIS DEED made this 11th day of January, 2021, by and between

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GRANTEE

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1254 POST OFFICE ROAD  
SANFORD NC 27330

LANDRY BUILDERS, INC.  
6212 YORKIE COURT  
STEADMAN NC 28391

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of \_\_\_\_\_, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

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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:

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

BIG SKY PROPERTIES, INC. (SEAL)  
 (Entity Name) Print/Type Name: \_\_\_\_\_

By: Barry J. Patterson  
 Print/Type Name & Title: Barry J. Patterson Print/Type Name: \_\_\_\_\_  
President

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ - personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed.  
 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_

(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
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 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_

(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

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Barry J. Patterson - personally appeared before me this day and  
 acknowledged that he is the President of Big Sky Properties, Inc  
 a North Carolina or \_\_\_\_\_ corporation ~~limited liability company, general~~  
~~partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as  
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Notary Public  
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# Sanford Law Group

Harrington, Gilleland, Winstead, Feindel & Lucas, LLP

LAW OFFICES

1410 Elm Street

Post Office Box 1045

Sanford, North Carolina 27330-1045

J. ALLEN HARRINGTON (1914-2005)  
ROBERT B. GILLELAND  
EDDIE S. WINSTEAD III  
SUSAN M. FEINDEL  
M. ANDREW LUCAS

TELEPHONE (919)776-4131  
FAX (919)774-8943

January 13, 2021

Landry Builders, Inc.  
6212 Yorkie Court  
Steadman, NC 28391

Greetings:

It was a pleasure assisting you with enclosed deed. Please find enclosed the original General Warranty Deed that has been electronically recorded with the Harnett County Register of Deeds. Please do not hesitate to contact us if you have any questions. Again, thank you for choosing our firm and we look forward to serving you in the future.

With warm regards,

Andrea Waters  
Assistant for Drew Lucas