

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Mar 16 01:37 PM NC Rev Stamp: \$ 140.00
Book: 3954 Page: 164 - 166 Fee: \$ 26.00
Instrument Number: 2021005917

HARNETT COUNTY TAX ID #
139690 0038

03-16-2021 BY: EG

**STATE OF NORTH CAROLINA
COUNTY OF HARNETT**

**GENERAL
WARRANTY DEED**

Excise Tax: \$140.00

PID: 139690 0038

Prepared by: Mercogliano & Associates, PA, PO Box 1381, Fuquay-Varina, NC 27526

Mail to: Grantee

THIS DEED made this 15 day of March, 2021, by and between

GRANTOR	GRANTEE
Four Palms Properties, LLC, A Florida Limited Liability Company 601 Heritage Drive, Suite 212 Jupiter, FL 33458	Brian Dean 6885 Mount Pleasant Road Willow Spring, NC

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 more particularly described as follows:

Beginning at an iron stake corner with William S. Lucas, Jr. in the line of Wells land and runs thence with line of W.S. Lucas, Jr. North 39 degrees 15 min. East 387 feet to iron stake corner with James S. Lucas South 72 deg. 30 min. East 253 feet to iron stake and Maple corner; thence with the line of James S. Lucas South 45 deg. East 786 feet to iron stake corner in the line of G.B. Spence land; thence with G.B. Spence line South 62 deg. 30 min. West 1260 feet to iron stake corner with Wells; thence with line of Ed Smith North 30 deg. East 808.5 feet to iron stake, corner with Ed Smith; thence with line of said Smith North 59 deg. 15 min. West 365 feet to the beginning, containing 12.5 acres more or less, and being Lot No. 4 in the Division made September 28, 1954.

submitted electronically by "Mercogliano & Associates, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Subject to easements, rights of way, protective covenants, and other matters of public record.

Subject to 2021 Ad Valorem taxes.

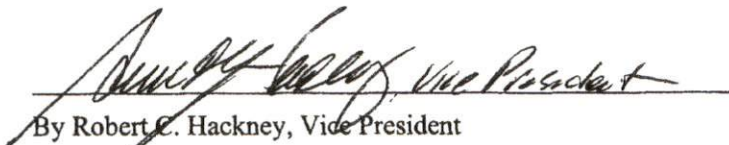
All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3892, Page 498, Harnett County Registry.

TO HAVE AND TO HOLD the above-described 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 lawfully seized of the premises in fee simple, has the right and power to convey the same in fee simple, that title is marketable and free from any and all encumbrances and that Grantor will forever warrant and defend the title against the lawful claims of all persons whomsoever.

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

Four Palms Properties, LLC, A Florida Limited Liability Company,
By Four Palms Management Company, As Sole Member/Manager,
A Florida Corporation

 (SEAL)
By Robert C. Hackney, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES H. BURNS, a Notary Public of PALM BEACH County, Florida, certify that Robert C. Hackney, who personally came before me, being duly sworn by me, says that he is the Vice-President of Four Palms Management Company, the corporation described herein which is the sole Member/Manager of Four Palms Properties, LLC, the limited liability company described herein; and that he executed the foregoing instrument as the Vice-President of Four Palms Management Company, the sole Member/Manger of Four Palms Properties, LLC; and that the name of Four Palms Management Company, the sole Member/Manager of Four Palms Properties, LLC was subscribed thereto by said Vice-President of Four Palms Management Company, the sole Member/Manager of Four Palms Properties, LLC, and that said Vice-President of Four Palms Management Company, sole Member/Manager of Four Palms Properties, LLC, subscribed its names thereto, all by order of the shareholders of said Four Palms Management Company, as the sole Member/Manager of Four Palms Properties, LLC; and that said instrument is the act and deed of said Four Palms Management Company, as sole Member/Manager of Four Palms Properties, LLC.

WITNESS my hand and notarial stamp or seal this 15TH day of March, 2021.



Notary Public

My Commission Expires: _____

