

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Apr 26 12:30 PM NC Rev Stamp: \$ 210.00
Book: 3974 Page: 55 - 57 Fee: \$ 26.00
Instrument Number: 2021009365

HARNETT COUNTY TAX ID #
120555 0096 17

04-26-2021 BY: EG

Prepared By and Mail To:
P. Tilghman Pope, Esquire
Pope Law Group, P.A.
Post Office Box 928
Dunn, North Carolina 28335

Parcel No.: Lot 12 0555-82-3256.000

Revenue: \$ 210.00

NORTH CAROLINA

HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 21 day of April, 2021 by and between, **Kemp Holdings, LLC**, a North Carolina Limited Liability Company, 105 High Slope Drive, Cary, North Carolina 27518 hereinafter referred to as Grantor, and **Alberto Manuel Santoni and Carmen Rosa Arzeno**, 614 Silk Tree Trace, Fuquay Varina, North Carolina 27526 hereinafter referred to as Grantee;

WITNESSETH:

NOW, THEREFORE, 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 situated in **Stewart's Creek Township, Harnett County**, North Carolina and more particularly described as follows:

Being all **Lot 12 containing 10.39 acres** as shown on that survey dated June 30, 2020 and entitled "**Exempt Subdivision Plat for: Kemp Holdings, LLC**", prepared by M.A.P.S. Surveying, Inc. and recorded in **Plat Book 2020, Page 230**, Harnett County Registry. See said plat reference for a more particular description of same by metes and bounds.

Submitted electronically by "Pope Law Group, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

This being the same property conveyed to Grantor in Book 3799, Page 694, Harnett County Registry.

SUBJECT TO THOSE Declaration of Covenants, Conditions and Restrictions as recorded in Book 3894, Pages 844, Harnett County Registry. As amended in Book 3972, Page 999, Harnett County Registry.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.

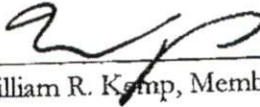
And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written.

KEMP HOLDINGS, LLC

BY: _____


William R. Kemp, Member-Manager