

For Registration Matthew S. Willis
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2021 Feb 12 04:13 PM NC Rev Stamp: \$ 90.00
 Book: 3938 Page: 897 - 899 Fee: \$ 26.00
 Instrument Number: 2021003402

HARNETT COUNTY TAX ID #

021518 0099 21

02-12-2021 BY: KK

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 021518009921 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Kathryn Johnston Tart, PLLC, 209 S Wilson Avenue, Dunn, NC 28334 NO TITLE SEARCH BY PREPARER

This instrument was prepared by: Kathryn Johnston Tart, PLLC, 209 S Wilson Avenue, Dunn, NC 28334

Brief description for the Index: _____

THIS DEED made this 10th day of February, 2021, by and between

GRANTOR	GRANTEE
<p>Catase' Developers LLC 148 Willowcroft Court Dunn, NC 28334</p>	<p>Craig Avery and wife Shirow Avery 10413 N. McClellan Drive Fredericksburg, VA 22408</p>

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 _____, _____ Averasboro Township, _____ Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

This deed is given and executed by Sharon W. Altman and Kathy M. Pope, Member/Managers of Catase' Developers LLC pursuant to NCGS 57D-6-07 for the purposes of winding up the affairs of Catase' Developers LLC. The members of Catase' Developers LLC have agreed to dissolve the entity and wind up its affairs and will not be carrying on the business of Catase' Developers LLC other than to continue the winding up of its affairs.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1803 page 345. 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 2004 page 416.

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:

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

Catase' Developers LLC (SEAL)

By: Sharon W Altman (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Sharon W. Altman Member-Manager Print/Type Name: _____

By: Kathy M. Pope Member-Manager Print/Type Name: _____

Print/Type Name & Title: Kathy M. Pope Member-Manager Print/Type Name: _____

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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

State of North Carolina - County or City of Hamett

I, the undersigned Notary Public of the County or City of Hamett and State aforesaid, certify that Sharon W. Altman and Kathy M. Pope personally came before me this day and acknowledged that she is the Member-Manager s of Catase' Developers LLC, a North Carolina corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 10 day of February, 2021.

My Commission Expires: December 4, 2020 2025 PLS Notary Public (Affix Seal) Notary's Printed or Typed Name

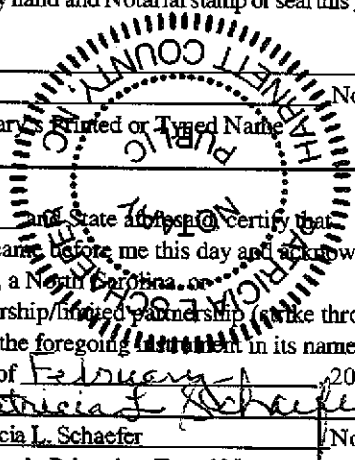


EXHIBIT A
for
CRAIG AVERY AND WIFE, SHIROW AVERY

Averasboro Township, Harnett County:

BEING all of Lot #18, containing 0.85 acre, more or less, as shown on a plat entitled, "Final Plat Leigh Laurel Subdivision Property of: Catase' Developers LLC," dated April 1, 2004, prepared by Joyner Piedmont Surveying, and recorded May 10, 2004 in Plat Book 2004, Page 416, Harnett Co Registry. Subject to Restrictive Covenants recorded in Book 1926, Page 412, and amended in Book 1931, Page 409, Harnett County Registry.

Parcel ID: 021518009921

Address: 61 Willowcroft Court, Dunn, NC 28334