

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Oct 12 04:27 PM NC Rev Stamp: \$ 495.00
Book: 4059 Page: 313 - 315 Fee: \$ 26.00
Instrument Number: 2021024057

HARNETT COUNTY TAX ID #
01053529 0100 56
01053529 0100 67
62, 71 & 72

10-12-2021 BY: SB

GENERAL WARRANTY DEED

REVENUE: **495.00**

PARCEL ID: **01053529-0100-56, 01053529-0100-61, 01053529-0100-62, 01053529-0100-71 and
01053529-0100-72**

PREPARED BY AND RETURN TO:

Hutchens Law Firm LLP
4317 Ramsey Street, Fayetteville, NC 28311

File No.: RAM1332841

This instrument prepared by: Susan R. Benoit, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lots 198, 203, 204, 213, and 214 Anderson Creek Club, Anderson Creek Crossing Phase 8, Section 3

NORTH CAROLINA

COUNTY OF HARNETT

THIS DEED made this 5th day of October, 2021, by and between

Anderson Creek Partners, L.P., a Delaware limited partnership.,
whose address is
125 Whispering Pines Dr.,
Spring Lake, NC 28390,
hereinafter called Grantor,

and

Caviness & Cates Building and Development Company,
whose address is
639 Executive Place, Suite 400 ,
Fayetteville, NC 28305,
hereinafter called Grantee;

submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 situated in or near the City of Spring Lake, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lots 198, 203, 204, 213 and 214, as shown on a plat entitled, "Final Subdivision Plat for Anderson Creek Club, Anderson Creek Crossing, Phase 8, Section 3", Prepared by Jeffrey L. Green , License No. L-3972, dated July 2020, and recorded December 18, 2020, in Book 2020, Page 445-446, and REVISED in Book 2021, at Page 227 and Revised in Book 2021, Page 429-430, Harnett County Registry, to which plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1346, Page 98, Harnett County Registry, North Carolina.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein is not the principal residence of the Grantors.

Anderson Creek Partners, L.P. (A Delaware Limited Partnership, doing business in North Carolina as Anderson Creek Partners, Limited Partnership)

By: Anderson Creek Inc. (General Partner)

BY: [Signature]
Nathan A. Cooper, Secretary/Treasurer

STATE OF NORTH CAROLINA

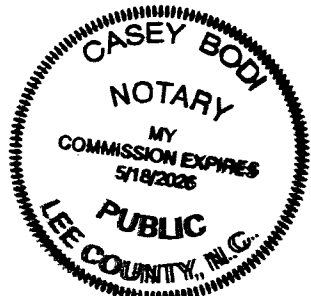
HARNETT COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Nathan A. Cooper

This the 5th day of October, 2021.

(place notary seal here - pursuant to NCGS10B-37 Notarial Seal is to appear "near" the notary's signature)



Casey Bodi
Notary

Casey Bodi
Print Name

My Commission Expires: 5/18/2026