

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Sep 28 04:37 PM NC Rev Stamp: \$ 396.00
Book: 4051 Page: 718 - 720 Fee: \$ 26.00
Instrument Number: 2021022786

HARNETT COUNTY TAX ID #
01053529 0100 57
58, 59, 60

09-28-2021 BY: SB

GENERAL WARRANTY DEED

REVENUE: **396.00**

PARCEL ID: **01053529 0100 57 Lot 199, 01053529 0100 58 Lot 200, 01053529 0100 59 Lot 201 and 01053529 0100 60 Lot 202**

PREPARED BY AND RETURN TO:
Hutchens Law Firm LLP
4317 Ramsey Street, Fayetteville, NC 28311

File No.: RAM1332847

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 199, 200, 201 and 202, "Final Subdivision for Anderson Creek Club, Anderson Creek Crossing, Phase 8, Section 3"

NORTH CAROLINA

COUNTY OF HARNETT

THIS DEED made this 23rd day of September, 2021, by and between

Anderson Creek Partners, LP,
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.

hereinafter called Grantee;

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:

Parcel Numbers 01053529 0100 57 Lot 199; 01053529 0100 58 Lot 200; 01053529 0100 59 Lot 201; 01053529 0100 60 Lot 202

Being all of Lots 199, 200, 201 and 202 in a subdivision known as "Final Subdivision Plat for Anderson Creek Club, Anderson Creek Crossing Phase 8, Section 3" Revision of Map recorded in Plat Book 2021, Page 227, Harnett County Registry, North Carolina.

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, LP (A Delaware Limited Partnership, doing business in North Carolina as Anderson Creek Partners, Limited Partnership)
By: Anderson Creek, Inc., General Partner)

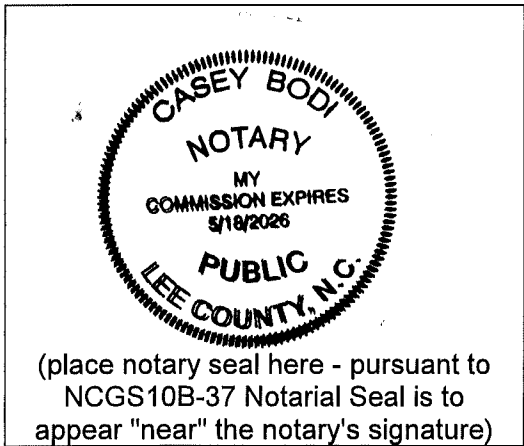
BY: [Signature]
Nathan A. Cooper, Secretary/Treasurer

STATE OF NORTH CAROLINA
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 23 day of September, 2021.



Casey Bodi
Notary

Casey Bodi
Print Name

My Commission Expires: 5/18/2026