

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/10/2022 03:37:44 PM NC Rev Stamp: \$198.00
Book: 4150 Page: 699 - 701 (3) Fee: \$26.00
Instrument Number: 2022100159

HARNETT COUNTY TAX ID #
01053530 0100 35
01053530 0100 34

05-10-2022 BY: TC

GENERAL WARRANTY DEED

REVENUE: \$198.00

File No.: RAM1345344

PARCEL ID: 01053530-0100-35 Lot 52 and 01053530-0100-34 Lot 53

This instrument prepared by: Susan R. Benoit, licensed North Carolina attorney. Hutchens Law Firm LLP

Return to:
4317 Ramsey Street, Fayetteville, NC 28311

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 52, Lot 53 "Anderson Creek Crossing, Phase 8, Section 4"

**NORTH CAROLINA
COUNTY OF HARNETT**

THIS DEED made this 2nd day of May, 2022, by and between

Grantor	Grantee
Anderson Creek Partners, LP, whose address is 125 Whispering Pines Dr., Spring Lake, NC 28390	Caviness & Cates Building and Development Company, INC. whose address is 639 Executive Place, Suite 400 , Fayetteville, NC 28305

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 01053530-0100-35 Lot 52, 01053530-0100-34 Lot 53

BEING all of Lots 52 and 53, "Anderson Creek Crossing, Phase 8, Section 4" Subdivision, as per plat thereof recorded in Map Book 2022, Pages 132, Harnett County Register of Deeds, 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, 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

lee
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 2nd day of May, 2022.

Casey Bodi
Notary Public Casey Bodi

My Commission Expires: 5/18/2026

