

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 11 08:13 AM NC Rev Stamp: \$ 70.00
Book: 4138 Page: 463 - 465 Fee: \$ 26.00
Instrument Number: 2022007537

HARNETT COUNTY TAX ID #
050613 0004

04-08-2022 BY: TSH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

Brief description for the Index: Lot 6, Captain's Landing Subdivision

THIS DEED made this 7th day of April, 2022 by and between

GRANTOR

GRANTEE

Cynthia L. Kline, widowed
77 Irene Court
Fuquay Varina, NC 27526

Winged Warriors LLC
Mailing Address:

Property Address: 80 Bay Street
Fuquay Varina, NC 27526

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 Fuquay Varina, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1075 page 921.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 21 page 52.

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:

- 1. Ad valorem property taxes for the current year and subsequent years.
All easements, restrictions and rights-of-way of record, if any.

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

_____ (Entity Name) Cynthia L. Kline (SEAL)
 Print/Type Name: Cynthia L. Kline

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

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

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

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Cynthia L. Kline 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 7th day of April, 2022.

My Commission Expires: _____

[Signature]
 Notary Public



Exhibit A

BEING Lot Number 6, Block 3 of Captain's Landing Subdivision according to a map recorded in Book of Map 21, Page 52 of the Harnett County Registry, reference to which is hereby made for greater certainty of description.