

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

06/20/2022 08:23:39 AM

NC Rev Stamp: \$36.00

Book: 4155 Page: 1949 - 1950 (2) Fee: \$26.00

Instrument Number: 2022103134

HARNETT COUNTY TAX ID #
050613 0221

06-17-2022 BY: TSH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$36.00

Parcel Identifier No. 0506130221 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

This instrument was prepared by: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617

Brief description for the Index: Lot 38, Block 4, Captains Landing Subdivision

THIS DEED made this 17th day of June, 2022, by and between

GRANTOR

GRANTEE

Billy E. Anderson and wife, Zaira I. Anderson
3715 Rawls Church Road
Fuquay Varina, NC 27526

Family Building Company, II, LLC, a North Carolina Limited
Liability Company
1016 Mockingbird Drive
Raleigh, NC 27615

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

BEING all of Lot 38, Block 4 of Captains Landing Subdivision as shown in Map Book 21, Page 52, Harnett County Registry.

Subject to Easement for ingress/egress recorded in Book 590 at Page 306, Harnett County Registry.

Property Address: 0 Jasmine Rd., Fuquay-Varina, NC 27526

Parcel ID: 050613 0221

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3803 page 118.

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

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

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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: Easements and restrictions of record that do not materially affect the value of the property. 2022 Ad Valorem taxes.

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

Billy E. Anderson (SEAL)
Billy E. Anderson

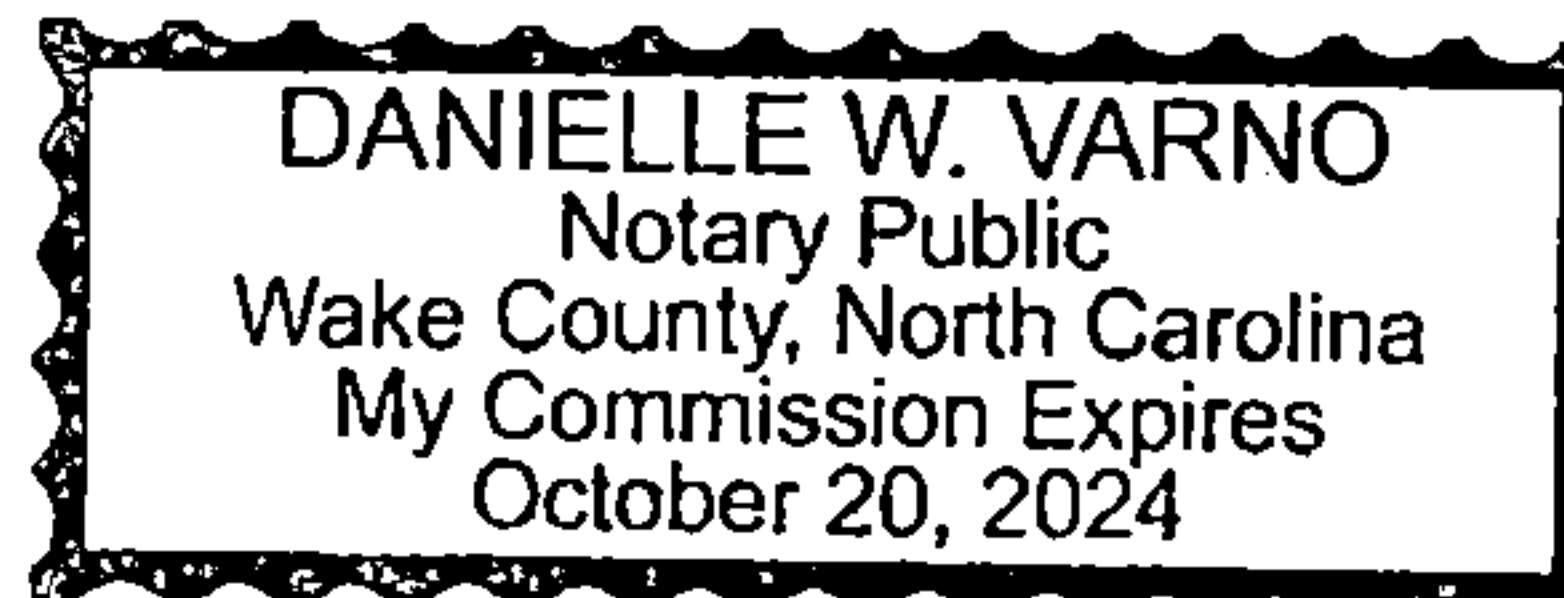
Zaira I. Anderson (SEAL)
Zaira I. Anderson

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Billy E. Anderson and Zaira I. Anderson 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 17th day of June, 2022.

My Commission Expires: 10/20/2024

Danielle W. Varno
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant –Register of Deeds