

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
11/20/2023 03:51:43 PM
Book: 4215 Page: 39 - 40 (2)
Instrument Number: 2023019517

NC Rev Stamp: \$3,313.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
130640 0106 04
130640 0106 06
130640 0106 08
130640 0106 18

11-20-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 3313.00
Parcel ID:	130640-0106-04; 130640-0106-06; 130640-0106-08 and 130640-0106-18
Mail/Box to:	Smith Debnam Narron Drake Saintsing & Myers, LLP, 4601 Six Forks Road, Suite 400, Raleigh, NC 27609
Prepared by:	This instrument was prepared by: <u>W. Thurston Debnam, Jr., Smith Debnam Narron Drake Saintsing & Myers, LLP, 4601 Six Forks Road, Suite 400, Raleigh, NC 27609 (car)</u>
Brief description for the index:	Lot(s): 2, 4, 6 and 16, Griffon Pointe

THIS GENERAL WARRANTY DEED ("Deed") is made on the 14 day of November, 2023, by and between:

GRANTOR	GRANTEE
James E. Allen, LLC, a North Carolina limited liability company 5000 Falls of Neuse Road, Suite 100 Raleigh, NC 27609	Great Southern Homes, Inc., a South Carolina corporation Mailing address: 90 N. Royal Tower Drive Irmo, SC 29063 Property address: 25 Drathaar Court, 24 Drathaar Court, 125 Grand Griffon Way and 134 Grand Griffon Way Lillington, NC 27546

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Harnett County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 2, 4, 6 and 16, Griffon Pointe Subdivision, as the same is shown on map recorded in Book of Maps 2022, Pages 354 and 355, Harnett County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4165 Page 2519.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book of Maps 2022 pages 354-355.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Public Service Utility easements of record and visible easements.
2. Restrictive Covenants of record including Declaration of Covenants, Conditions, Restrictions and Easements for Griffon Pointe recorded in Book 4163, Page 1450 and Book 4188, Page 524, Harnett County Registry.
3. Restrictions, easements and rights of way of record.
4. Real Estate taxes for 2023 and subsequent years.

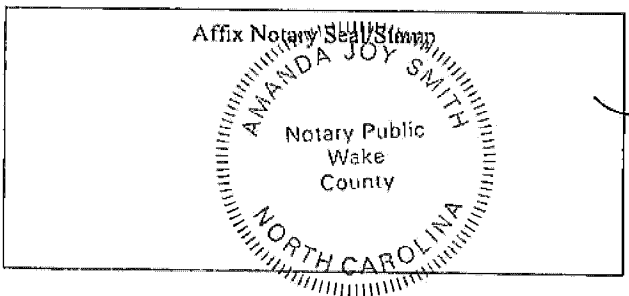
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name: _____ James E. Allen, LLC
 Entity Name

Name: _____
 By: James E. Allen, Jr.
 Name: James E. Allen, Jr.
 Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Amanda Joy Smith, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 14th day of November, 2023 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
James E. Allen, Jr. as Manager of James E. Allen, LLC



[Signature]
 Notary Public (Official Signature)
 My commission expires: 9.1.24