

Matthew S. Willis Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 11/20/2023 03:51:46 PM NC Rev Stamp: \$498.00  
 Book: 4215 Page: 47 - 49 (3) Fee: \$26.00  
 Instrument Number: 2023019520

HARNETT COUNTY TAX ID #  
 130640 0200

11-20-2023 BY: MMC

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$ <b>498.00</b>
Parcel ID:	130640-0200
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>Thurston Debnam, Smith Debnam Narron Drake Saintsing &amp; Myers, LLP, 4601 Six Forks Road, Suite 400, Raleigh, NC 27609</u>
Brief description for the index:	1.10 Acres

THIS GENERAL WARRANTY DEED ("Deed") is made on the 14 day of November, 20 23, by and between:

GRANTOR	GRANTEE
James E. Allen, LLC, a North Carolina limited liability company	Great Southern Homes, Inc., a South Carolina corporation
5000 Falls of Neuse Road, Suite 100 Raleigh, NC 27609	90 N. Royal Tower Drive Irmo, SC 29063-2791

*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 the City of Lillington, Lillington City, Harnett County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A.

Submitted electronically by "Smith Debnam Narron Drake Saintsing & Myers, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4166, Page 1872.

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 Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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 visable easements.
- 2. Restrictions, easements and rights of way of record.
- 3. 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

Name: James E. Allen  
Title: Manager

Name: \_\_\_\_\_

By: \_\_\_\_\_

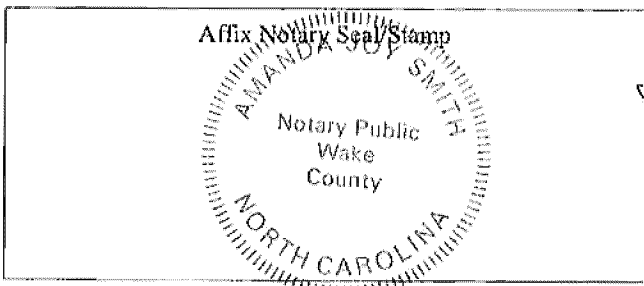
Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Amanda Toy 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 as Manager of James E. Allen, LLC



[Signature]

Notary Public (Official Signature)

My commission expires: 9.1.24

## EXHIBIT A

BEGINNING at a spike in the center line of S.R.#1291 (Old 421), a corner with Charles Denkins, thence with his line South 29 degrees 45' West 174.07' to an existing iron stake, a corner of his lot as shown on a survey by G.R. Johnson, Registered Surveyor, Dec. 1963, thence as the old road North 62 degrees 45' West 288' to an iron stake, a new corner, thence a new line North 29 degrees 26' East 159.11' to a spike in the centerline of S.R. #1291 (Old 421); thence as the centerline of said road South 65 degrees 42' East 289.9' to the point of BEGINNING, containing 1.10 acres, more or less.