

Matthew S. Willis Register of Deeds  
Harnett County, NC

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NC Rev Stamp: \$60.00

Book: 4152 Page: 1551 - 1553 (3) Fee: \$26.00

Instrument Number: 2022101451

HARNETT COUNTY TAX ID #  
05061307 0301 03

05-26-2022 BY: TC

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Mail to the preparer: Whitaker and Hamer, PLLC, 542 N. Main St. Fuquay Varina NC 27526  
Parcel # 05061307030103, Harnett County File# F22-5018 Excise Tax: \$60.00

**THIS WARRANTY DEED** is made on the 17th day of May, 2022 by and between:

**Edward George Adams III and spouse, Anna Adams**  
**5628 River Rd.**

**Fuquay Varina, NC 27526**

(hereinafter referred to in the neuter singular as "the **Grantor**"); and,

**JDM Ventures USA, LLC**

**A North Carolina Limited Liability Company**

**3233 Virginia Creeper Lane**

**Willow Spring, NC 27592**

(hereinafter referred to in the neuter singular as "the **Grantee**");

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in **Harnett County, North Carolina** acquired by the Grantor by deed recorded in **Book 2733, Page 105**, and more particularly described as follows:

**BEING all of Lot 8, Block 7 of the Captain's Landing Subdivision as recorded in Map Book 21, Page 52 in the Harnett County Registry.**

**Parcel ID: 05061307030103**

**Property Address: 0 Ponchartrain St. Fuquay Varina NC 27526**

All or a portion of the property herein conveyed \_\_\_\_\_ does  does not contain the primary residence of a Grantor.

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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Edward George Adams III (Seal)  
Edward George Adams III

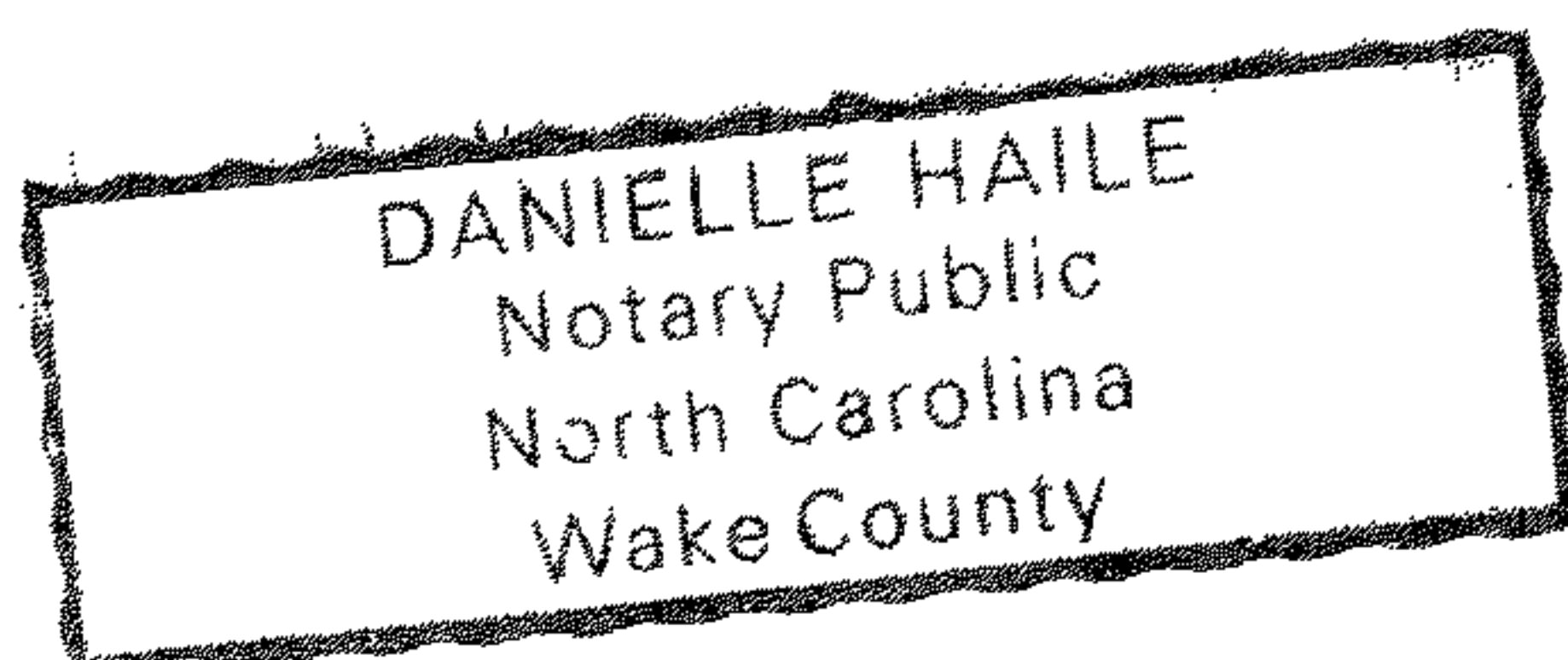
State of NC, Wake County

I, a Notary Public of the County and State aforesaid, certify that **Edward George Adams, III**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 20<sup>th</sup> day of May, 2022

<<notary seal here>>

[Signature]  
Notary public

My commission expires: 5/11/2027



IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

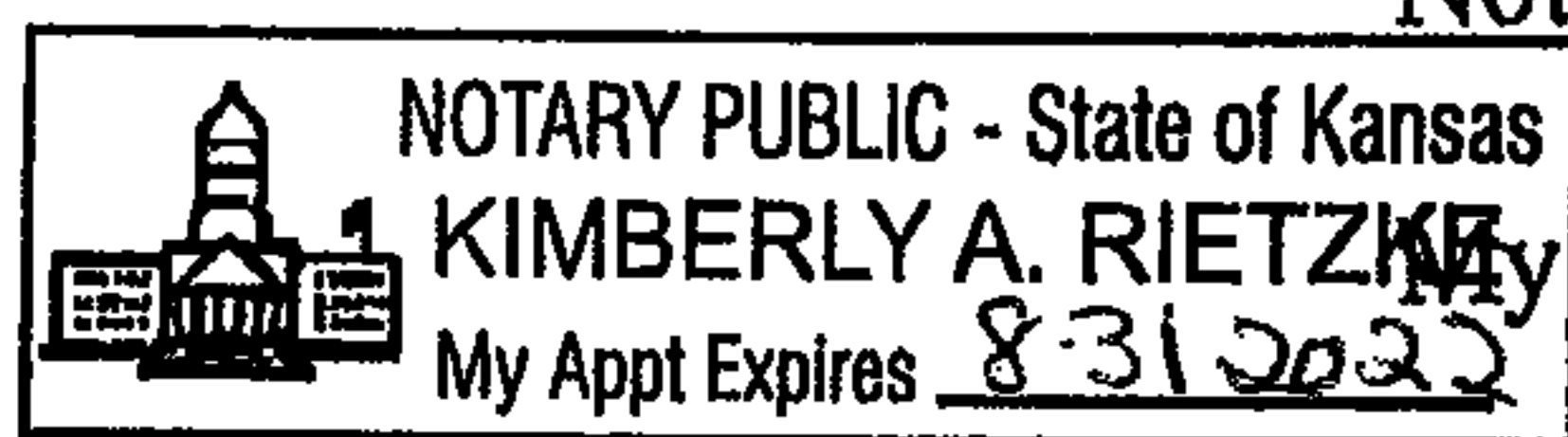
Anna Adams (Seal)  
Anna Adams

State of Kansas, Smith County

I, a Notary Public of the County and State aforesaid, certify that **Anna Adams**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of May, 2022

<<notary seal here>>

Kimberly A. Rietzke  
Notary public



My commission expires: 8-31-2022