

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Dec 22 11:23 AM NC Rev Stamp: \$ 45.00
Book: 4093 Page: 93 - 94 Fee: \$ 26.00
Instrument Number: 2021030043

HARNETT COUNTY TAX ID #
010536 0111 38

12-22-2021 BY: ED

**NORTH CAROLINA GENERAL WARRANTY DEED
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS**

This instrument prepared by Ashish Lakhiani, a licensed North Carolina attorney.
File No.: AL-41494-21-T

Excise Tax: \$45.00

Parcel Identifier No. 0514-76-5154.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lot 7, Sierra Villa, Section Nine

THIS DEED made this 16th of December, 2021, by and between

GRANTOR	GRANTEE
Eric Zellner and wife, Paula Zellner 1037 Rowe Pond Rd. Conway, SC 29526	New Castle Contractors, LLC 249 New Castle Lane Spring Lake, NC 28390

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 Spring Lake, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 7, in a subdivision known as Sierra Villa, Section Nine, and the same being duly recorded in Plat Cabinet F, Slide 266B, Harnett County Registry, North Carolina.

Parcel ID: 0514-76-5154.00

Property Address: 215 Montana Lane, Spring Lake, NC 28390

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1231 page 194.

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 F page 266B.

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:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.
Subject to ad valorem taxes which are a lien but not yet due and payable.

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

(Entity Name) Eric Zellner (SEAL)
Print/Type Name: Eric Zellner

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

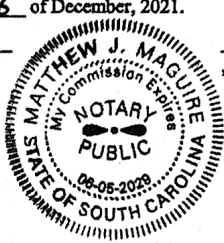
By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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

State of South Carolina County of Horry

I, the undersigned Notary Public of the County and State aforesaid, certify that Eric Zellner and Paula Zellner 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 16 of December, 2021.

My Commission Expires: 06/05/2029



Matthew J. Maguire
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.

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

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

(Entity Name) Eric Zellner (SEAL)
Print/Type Name: Eric Zellner

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

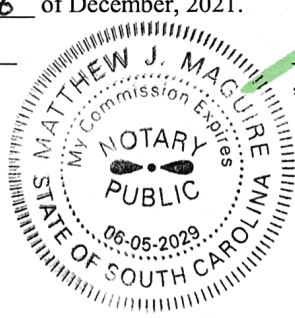
By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

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

State of South Carolina County of Horry

I, the undersigned Notary Public of the County and State aforesaid, certify that Eric Zellner and Paula Zellner 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 16 of December, 2021.

My Commission Expires: 06/05/2029



Matthew J. Maguire
, 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