

Harnett Regional Water  
700 McKinney Parkway  
Lillington, NC 27546  
Telephone: 910-893-7575  
harnettwater.org

User: CPCIS2 POS  
Date: 4/5/2023 17990 Receipt: 149804

Customer	Account	Name
429898	215547	NEW CASTLE
		215 MONTANA LN
		CONTRACTORS LLC

Misc Fees/POS/Sys Dev

1	WATER TAP FEE 3/4"	1,200.00
1	WATER SYSTEM DEVE	2,000.00
1	SEWER SYSTEM DEVE	2,500.00
1	RESIDENTIAL SEWER	1,500.00
Amount Due		<u>\$7,200.00</u>

GRAND TOTAL: 7,200.00

VISA	\$ (7,200.00)
CONFIRMATION #4205	
Total Payment:	<u>\$ (7,200.00)</u>

BALANCE REMAINING \$0.00

CHANGE \$0.00

Trans Date: Apr 05, 2023 Time: 2:23:00PM

\*\*\* Thank You For Your Payment \*\*\*  
\*\*\*\* Enroll in Auto Pay Today \*\*\*\*

**HARNETT REGIONAL WATER**  
Equal Opportunity Provider and Employer

**RESIDENTIAL WATER/SEWER USER AGREEMENT**

**\*COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED\***

- ( ) \_\_\_\_\_ Water and Sewer District of Harnett County
- ( ) Retrofitted Sprinkler Connection
- ( ) Full Service Sprinkler Connection

For Office Use Only:

AMOUNT PAID

429,898 / 215547  
CUSTOMER NO.

PROPERTY NO.

STATE RD NAME & NO.

Owner's Mailing/Billing Address:

*JEM* James E. Soto New Castle Contractors

LAND OWNER'S NAME

249 New Castle Ln.

CURRENT STREET, ROUTE OR P.O. BOX

Spring Lake NC

CITY OR TOWN, STATE, ZIP

910-978-9797

TELEPHONE NUMBER

NUMBER OF PERSONS LIVING IN HOME

*JEM* 87-1769701  
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE#

newcastlecontractorsnc@gmail.com  
EMAIL ADDRESS

EMPLOYER, ADDRESS AND PHONE NUMBER

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

NAME OF NEAREST RELATIVE, ADDRESS AND PHONE NUMBER

6/29/2022

This Agreement, made and entered into this the 5 day of April, 2023, between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and \_\_\_\_\_ (hereinafter "Owner").

WITNESSETH:

Harnett Regional Water, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. HRW also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with HRW to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by HRW and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows:
2. Owner agrees to pay to HRW the amount of 7200, per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. HRW, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT HRW DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Owner agrees to pay to HRW a minimum amount of Twenty-five Dollars (\$25.00) as a water deposit (and \$25 as a sewer deposit, if water and sewer tap requested, \$50 total), provided they are approved by the On-line Utility Database procedure described in Section 20 (c) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit may be returned without interest as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants HRW, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the HRW's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided HRW has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and HRW, Owners shall allow no cross connection to exist between HRW's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by HRW and agrees to the penalties for non-compliance with the above, as set out in HRW's Rules and Regulations.

6/29/2022



Harnett Regional Water  
Post Office Box 1119  
Lillington, NC 27546

APPLICATION DIRECTIONS

DATE: April 5, 2023

New Castle Contractors is requesting a water and/or sewer service at the location as noted below. This request is for a \_\_\_\_\_ inch water service and/or a residential sewer service. The cost of the service will be as follows:

**Water tap total cost + deposit:**

3/4" \$3200

1" \$4200

2" \$5500

**Residential Sewer tap total cost + deposit:**

ALL DISTRICTS \$4000

BUNNLEVEL & RIVERSIDE \$5300

Retrofitted sprinkler tap fee: \$500 + \$325 3/4" meter & mxu fee = total cost \$825

\*There will also be a deposit on all new accounts for water and/or sewer as required.

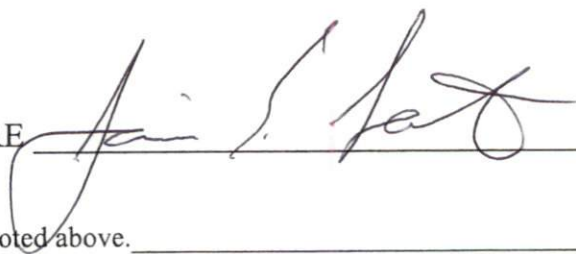
For all other sizes refer to Harnett Regional Water @ (910) 893-7575.

Should a line extension be required to install this service, the customer would be required to pay the amount of \$ \_\_\_\_\_ before the installation of the requested service. This amount is based on materials and labor as required to extend the line to the customer's property.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

Turn right on Overhills Rd to Sierra Trail  
Make left at Montana Ln.

CUSTOMERS SIGNATURE \_\_\_\_\_



Office Use:

This service can be installed as noted above. \_\_\_\_\_

This service requires a line extension: cost above. \_\_\_\_\_

Date of returned notification from Maintenance. \_\_\_\_\_

Maintenance Personnel Signature: \_\_\_\_\_

6/29/2022

9. HRW shall install a water and/or sewer service connection for the Owner, and Owner shall then have thirty (30) days from the date of such installation to make the plumbing connection from the place of use on the above described property to the HRW's system. Charges for water and/or sewer shall commence on the date that the plumbing connection is completed, but in no event later than the end of the thirty (30) day period. That is to say, if the plumbing connection is not completed by the end of the thirty (30) day period, user charges shall commence and Owner shall be obligated to pay the minimum user bill from and after the end of such period, regardless of whether water and/or sewer service is being provided to Owner.

9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS. No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of HRW as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other HRW ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Building Inspections Division of the Harnett County Development Services.

11. HRW shall purchase and install a cutoff valve and water meter for each service. HRW shall own said meter and shall have the exclusive right to use it.

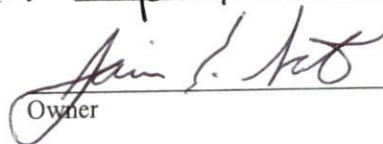
12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. HRW shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.

15. After HRW has executed this Agreement, a copy shall be provided to Owner by person delivery or by mailing to the Owner's address as indicated above.

Signed by Owner this 5 day of April, 2023

  
Owner

\_\_\_\_\_  
Owner

  
Witness

Signed by County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**HARNETT REGIONAL WATER**

BY: \_\_\_\_\_  
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SENT TO:

6/29/2022

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**

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

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: \_\_\_\_\_ Paula Zellner (SEAL)  
Print/Type Name & Title: 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: 06/05/2024  
\_\_\_\_\_  
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