

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/16/2022 09:35:34 AM NC Rev Stamp: \$56.00
Book: 4176 Page: 2846 - 2848 (3) Fee: \$26.00
Instrument Number: 2022115175

HARNETT COUNTY TAX ID #
06059715280046 01

12-16-2022 BY: AG

Delinquent taxes, if any, to be paid by the
Closing Attorney to the County Tax
Collector upon Disbursement of Closing
Proceedings. By S. Bryan Radford who is a
licensed North Carolina Attorney

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334
(No title examination or tax advice given.)

EXCISE TAX: \$56.00
Parcel ID No.: 06059715280046 01

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 14th day of December, 2022, by and between **BHR PROPERTIES, LLC a NC limited liability company** whose address is 111 Commerce Drive, Dunn, NC 28334, hereinafter called GRANTOR, and **T & T BOYS, INC., a NC corporation** of 121 Meridian Drive, Garner, NC 27529, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Parcel "A" containing 0.17 acres as shown on that survey entitled "Recombination Survey For: BHR Properties LLC", dated August 26, 2022 by Streamline Land Surveying, Inc. and recorded in Map Number 2022, Page 500, Harnett County Registry. Reference to which is hereby made for greater certainty of description

Property Address: 811 South 12th Street, Erwin, NC 28339

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 4107, Page 887, Harnett County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2023 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

BHR PROPERTIES, LLC
A NC Limited Liability Company

By: 

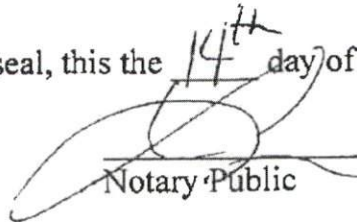
Douglas E. Turner, Manager

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Douglas E. Turner** personally appeared before me this day and acknowledged that he is the manager of **BHR Properties, LLC**, a NC limited liability company, and that he as manager, being authorized to do so executed the foregoing on behalf of the limited liability company.

Witness my hand and notarial seal, this the 14th day of December, 2022.



Notary Public

My Commission Expires: 5/31/26

