

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded

HARNETT COUNTY TAX ID #  
05061309 0301 04

05/05/2023 03:05:58 PM NC Rev Stamp: \$55.00  
Book: 4191 Page: 2464 - 2466 (3) Fee: \$26.00  
Instrument Number: 2023007096

05-05-2023 BY: TC

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

Excise Tax: \$55.00  
Parcel ID: 05061309 0301 04

### **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 4<sup>th</sup> day of May, 2023, by **RANDY HOWARD CATES, unmarried** and **MELISSA LYNN CATES, unmarried** of 11619 Hwy 42, Holly Springs, NC 27540, hereinafter called GRANTOR, and **FAMILY BUILDING COMPANY II LLC**, a NC limited liability company whose address is 1016 Mockingbird Drive, Raleigh, NC 27615, 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 Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

***BEING all of Lot 28, Block 9, Captain's Landing Subdivision, according to map recorded in Book of Maps 21, Page 52, Harnett County Registry.***

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 2260, Page 693, 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.

 (SEAL)  
**RANDY HOWARD CATES**

 (SEAL)  
**MELISSA LYNN CATES**

*Notary acknowledgment on next page*

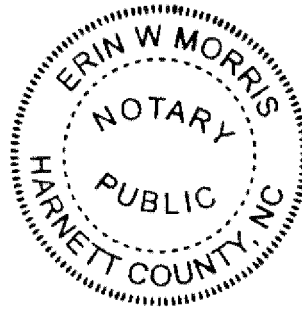
STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Erin W. Morris, a Notary Public, do hereby certify that **Randy Howard Cates** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 4<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/07/27



STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Erin W. Morris, a Notary Public, do hereby certify that **Melissa Lynn Cates** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 4<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/07/27

