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

07/18/2023 09:42:05 AM NC Rev Stamp: \$320.00 Book: 4200 Page: 883 - 885 (3) Fee: \$26.00

Instrument Number: 2023011651

HARNETT COUNTY TAX ID# 080643 0007 32 080643 0007 42 07-18-2023 BY SM

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00	
Parcel Identifier No. <u>080643 0007 32 (Lot 26) and 08</u>	0643 0007 42 (Lot 36)
Verified by County on the By:	day of
Mail/Box to: GRANTEE	
This instrument was prepared by: <u>D.R. Wells Law, PI ADVICE GIVEN</u>	LLC, 65 Glen Road, Garner, NC 27529- NO TITLE SEARCH; NO TAX
Brief description for the Index: Lots 26 and 36, Cotto	n Farms Subdivision, Phase One
THIS DEED made this 12 day of 114	, 20 <u><b>23</b></u> , by and between
GRANTOR	GRANTEE
Reese Construction, LLC 3720 Lucky Dr. Apex, NC 27539	KARA Homes, Inc. 1001 Procure St., Suite 101 Fuquay Varina, NC 27526
Enter in appropriate block for each Grantor and G corporation or partnership.	rantee: name, mailing address, and, if appropriate, character of entity, e.g.
The designation Grantor and Grantee as used herein singular, plural, masculine, feminine or neuter as requi	shall include said parties, their heirs, successors, and assigns, and shall include ired by context.
	ideration paid by the Grantee, the receipt of which is hereby acknowledged, has convey unto the Grantee in fee simple, all that certain lot, parcel of land or arolina and more particularly described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MA	ADE A PART HEREOF.
The property hereinabove described was acquired by C	Grantor by instrument recorded in Book 3912 page 977.
All or a portion of the property herein conveyed	includes or X does not include the primary residence of a Grantor.
A map showing the above described property is record	led in Plat Book 2023 page 200-207.
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NC Bar Association Form No. 3 © Revised 7/2013 Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3 North Carolina Association of Realtors, Inc. - Standard Form 3

## DOC# 2023011651

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:

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

Reese Construction, LLC		(SEAL)
(Entity Name)	Print/Type Name:	
By:Print/Type Name & Title: Clint Manly Reese, Jr., Manager	Print/Type Name:	(SEAL)
By:		
Print/Type Name & Title:	Print/Type Name:	(SEAL)
By: Print/Type Name & Title:		(SEAL)
	Print/Type Name:	
OT THE LAND OF THE	NR. WALLANDER OF THE PARTY OF T	
Witness my hand and Notarial stamp or seal, this	day of, 2	0
My Commission Expires:	<u> </u>	lotary Public
The foregoing Certificate(s) of		e date and time and in the Book and Page
	eds for	
By:	Deputy/Assistant –Regi	ster of Deeds

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## EXHIBIT "A"

BEING ALL OF Lots 26 and 36 of Cotton Farms Subdivision, Phase 1, as shown on that map recorded in Map Book 2023, Pages 200-207, inclusive, of the Harnett County Registry, to which map reference is hereby made for a more particular description.

This conveyance is made subject to those Covenants recorded in Deed Book 4196, Pages 2335-2356 Harnett County Registry.

Pursuant to the contract between Grantor and Grantee for the purchase of the property described herein, the first sale of a home on any lot conveyed herein shall be marketed exclusively by Rodney Carroll of Home Towne Realty.

If for any reason the Grantee decides to forgo building on any unimproved property described herein, conveyance of any unimproved lot to a third party will be subject to written approval of the new purchaser by Grantor. A new purchaser will also be subject to the provisions of this paragraph and the previous paragraph.

For title chain see Deed Book 3912, Page 977.