

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. 080643 0007 32 (Lot 26) and 080643 0007 42 (Lot 36)

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: D.R. Wells Law, PLLC, 65 Glen Road, Garner, NC 27529- NO TITLE SEARCH; NO TAX ADVICE GIVEN

Brief description for the Index: Lots 26 and 36, Cotton Farms Subdivision, Phase One

THIS DEED made this 1st day of July, 2023, 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 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 Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3912 page 977.

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 2023 page 200-207.

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: [Signature] _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: Clint Manly Reese, Jr., Manager

Print/Type Name: _____

By: _____

Print/Type Name & Title: _____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

Print/Type Name & Title: _____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

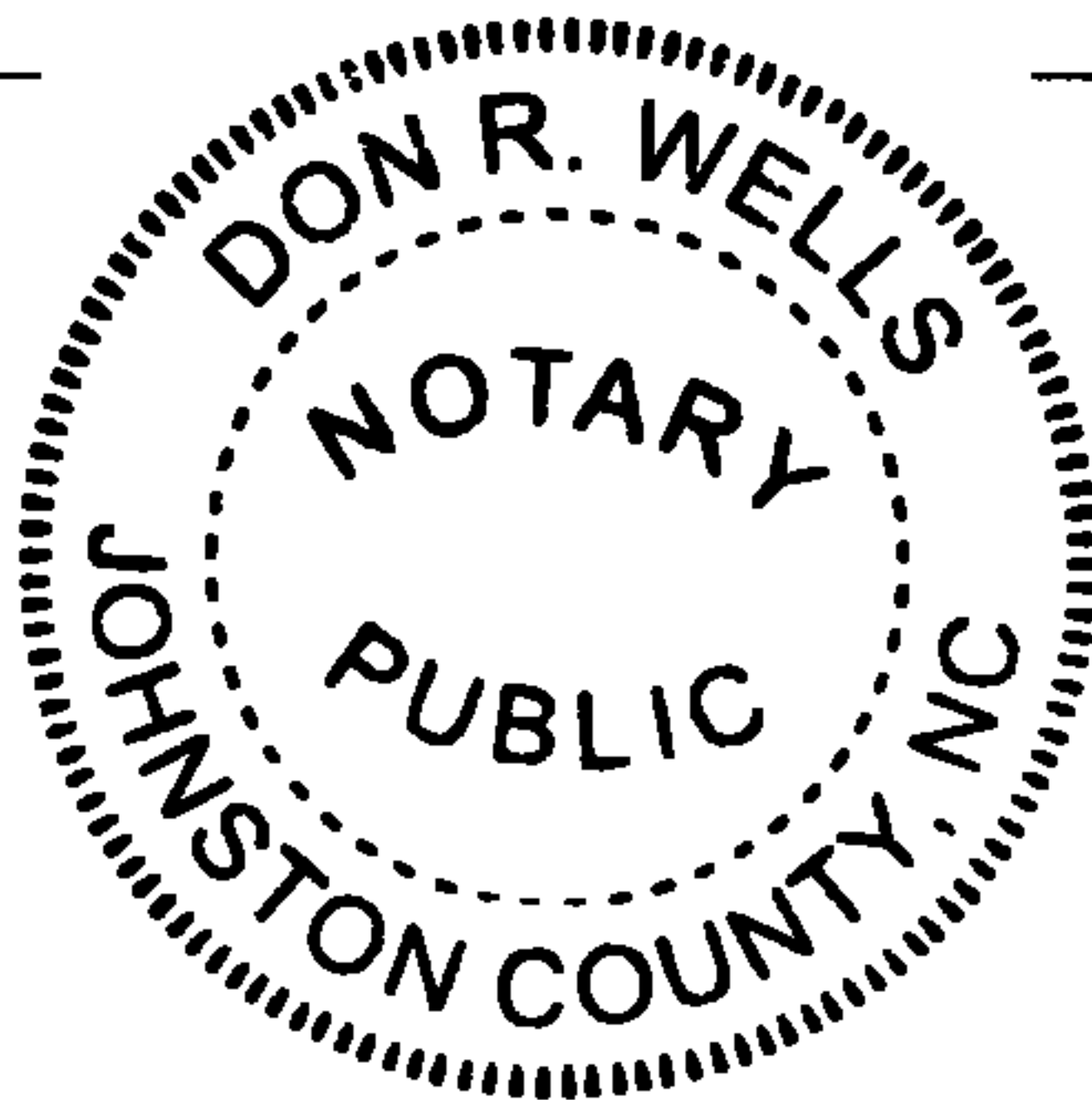
State of North Carolina – County of JOHNSTON

I, the undersigned Notary Public of the County and State aforesaid, certify that Clint Manly Reese, Jr., personally appeared before me this day and acknowledged that he is the Manager of Reese Construction, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 7th day of JULY, 2023

My Commission Expires: 3/14/2026

[Signature]

Notary Public



State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____

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

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.