

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/16/2023 11:23:04 AM NC Rev Stamp: \$81.00
Book: 4196 Page: 1707 - 1709 (3) Fee: \$26.00
Instrument Number: 2023009683

HARNETT COUNTY TAX ID #
03958509 0065

06-16-2023 BY: SM

Revenue : \$81.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 03958509 0065

Brief Description for the Index: Lot No. 65, Block I, Carolina Lakes, Phase II

Prepared by: Edward W. Scarboro, Jr., Attorney at Law, NO TITLE WORK PERFORMED AND NO TAX ADVICE GIVEN

Return to: Grantee

Property Address: 141 Sandpiper Drive, Sanford, NC 27332

All or a portion of this property _____ was or was not used as the primary residence of the Grantor.

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 14 day of June, 2023 by and between **JORETTA L. HOLLAND, Unmarried with a mailing address of 8739 Ocean City Road, Berlin, MD 21811("Grantors")** and **WICKER CONSTRUCTION CORP. with a mailing address of : 2804 CARBONTON ROAD, SANFORD, NC 27330. ("Grantee")**.

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in HARNETT County, North Carolina and more particularly described as follows: **Being all of LOT NO. 65, BLOCK I, according to the map of Carolina Lakes, Phase II, recorded in Plat Cabinet 1, Slide 80, Harnett County Registry. Reference to said map is hereby made for a more perfect description.**

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ALSO, BEING the same Premises conveyed to Grantor by deed recorded in Book 796 Page 129, HARNETT County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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, and valorem taxes for the year 2023 and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

This property is conveyed subject to easement to Central Electric Membership Corporation for installation of electric lines recorded in Book 694, page 593, Harnett County Registry; and easement to Heins Telephone Company recorded in Book 694, Pages 538-539, Harnett County Registry.

This property is also conveyed subject to restrictive covenants and conditions as set out in instruction recorded in Book 704, pages 401-405, Harnett County Registry.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

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